

TA23-0001 Schedule A – Proposed Text Amendments Part 2 of 3

Content Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 1.7 Land Dedications and Setbacks	Further developments upon any lot that is reduced in size as a result of a dedication or purchase for public use by the City, provincial or federal government, an improvement or irrigation district, the Board of Education, or a public utility shall use the new lot lines for all development regulations unless otherwise approved by a Development Variance Permit or Board of Variance order.	Where a lot is reduced in size as a result of a taking for public use by the City , Provincial or Federal Government, an Improvement or Irrigation District, the Board of Education, or a Public Utility by dedication, expropriation, or purchase, the buildings and structures thereon are deemed to conform with the provisions of this Bylaw. For the purpose of further developments, the lot shall be considered to exist as it did prior to the taking but only if the taking is for road dedication, providing such taking: <ul style="list-style-type: none"> a) does not exceed 20% of the original lot area; b) does not reduce a minimum front, flanking, side, or rear yard below 2.0 metres unless this Bylaw does not require such yard; or c) otherwise approved by a Development Variance Permit or Board of Variance order. 	To allow density to be calculated on the pre-dedicated lot but only for road dedications and to allow for reduced setbacks when road takings are necessary.
2.	Section 5.3 General Definitions - G	n/a	GROUND-ORIENTED, COMMERCIAL means any commercial unit that has: <ul style="list-style-type: none"> (a) an entrance / exit door to the exterior of the <u>building</u>, entered directly from a fronting publicly accessible <u>street</u>, walkway, or <u>open</u> 	Add a definition of ground-oriented commercial to ensure appropriate setbacks and minimum floor elevations are planned into commercial and mixed use developments.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			<p>space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented commercial units can also have a second access and egress via a shared lobby or common corridor;</p> <p>(b) Should be designed to be as universal accessible as possible from the fronting publicly accessible street, walkway, or open space. The maximum floor elevation of the commercial unit above or below the fronting publicly accessible street, walkway, or open space is 1.0 metre in order to be considered ground-oriented; &</p> <p>(c) any setback reduction granted to ground-oriented commercial units only applies to those units and not to other commercial units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.</p>	
3.	Section 5.3 General Definitions - G	<p>GROUND-ORIENTED HOUSING means residential dwelling units of one or more storeys in height, each of which has its:</p> <p>(a) own private outdoor space attached to the dwelling unit (typically situated at ground level).</p> <p>(b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly accessible</p>	<p>GROUND-ORIENTED, RESIDENTIAL means residential dwelling units of one or more storeys in height, each of which has its:</p> <p>(a) own private outdoor space attached to the dwelling unit (typically situated at ground level);</p> <p>(b) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street,</p>	Update language to clarify meaning of primary entrance for ground oriented housing and to clarify where the setback reductions apply to.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>street, walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented housing can also have a second access and egress via a shared lobby and /or common corridor.</p> <p>(c) any setback reduction granted to ground-oriented housing can be applied to the main lobby of a building.</p>	<p>walkway, or open space (i.e., without passing through a shared indoor lobby or corridor). Ground-oriented residential units can also have a second access and egress via a shared lobby or common corridor; &</p> <p>(c) any setback reduction granted to ground-oriented residential units only applies to those dwelling units and not to other dwelling units or to any other floor area, except, the setback reduction can be applied to the main lobby of a building.</p>	
4.	Section 5.3 General Definitions - F	FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.	FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot , divided by the area of the lot minus excluded areas. The excluded areas of the lot are either within: a Riparian Management Area , a water course area defined by the Natural Environment Development Permit Area (identified within the City of Kelowna's OCP), or within any slope 30% or steeper.	To exclude areas of the lot that are unbuildable as for multi-family developments the base density (FAR) was anticipated to be applied to areas of lots that are buildable to balance development regulations onsite.
5.	Section 6.2.2 Projections into Yards	Unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required rear yard.	Unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required setback area. Except, unenclosed or enclosed steps, eaves, awnings, decks, canopies, balconies, and porches may project up to 2.5 metres into a required rear yard for all Agricultural	Update projections language to conform with upper floor setbacks regulations in Multi-Dwelling zones, Urban Centre zones, and other zones.

No.	Section	Current Wording	Proposed Wording	Reason for Change
			zones, Rural Residential zones, and Single & Two Dwelling Zones.	
6.	Table 6.8.b Affordable Housing Bonus	n/a	<p>FOOTNOTES (Section 6.8.b):</p> <p>¹ To qualify for the Affordable Housing Bonus a development must contain a minimum of 50 dwelling units. An affordable housing unit is defined by 2% of the total number of dwelling units. For example, a 60-unit development would need to provide \$120,000 to qualify for the bonus ($\\$100,000 \times 60 \times 0.02$).</p>	Add footnote for clarity of affordable housing unit definition.
7.	Section 6.10 Dormers	<p>All dormers must follow the following:</p> <p>a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example).</p> <p>b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see</p>	<p>6.10.1 All dormers must follow <u>have</u> the following:</p> <p>a) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from a vertical wall under a sloping roof (see Figure 6.10(a) for illustrated example).</p> <p>b) the dormer's cheek wall must be setback horizontally a minimum of 0.90 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p> <p>c) the dormer's face wall must be setback horizontally a minimum of 0.60 metres from the outer edge of the eaves (see Figure 6.10(a) for illustrated example).</p>	Update to numbering for consistency and change of wording for clarity.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		Figure 6.10(b) for illustrated example)	d) the dormer's maximum width is 50% of the width of the roof on which the dormer is located (see Figure 6.10(b) for illustrated example)	
8.	Section 13.3 - Permitted Land Uses	See Chart Z1	See Chart Z2	Updated suite regulations within MF1 zone to reflect original intention and added Health Uses within MF3 zone within the appropriate Future Land Use Designation.
9.	Section 13.5- Development Regulations	See Chart Z3	See Chart Z4	<ul style="list-style-type: none"> • The purpose of excluding garages from building site coverage in the MF1 zone is to allow slightly larger garages to accommodate garbage and recycling within those structures. • Introduce minimum width for townhouses outside the 5 minute walking distance to transit supportive corridors to ensure enough space for 2-car parking garages, living space, and reasonable ground floor interaction with access roads. • To create 3 different Min. Common and Private Amenity Space rates specifically for townhouse developments. Small

No.	Section	Current Wording	Proposed Wording	Reason for Change
				<p>townhouse developments are function more like infill developments with limited capacity for common amenity space. Larger townhouse development should have a higher common amenity space requirement than medium scaled townhouse developments.</p> <ul style="list-style-type: none"> • To align with bylaw drafting policy to not replicate regulations in multiple bylaws. • Change to align with setback and height policies. Added separate rows for ground-oriented setbacks for increased clarity of regulations.
10.	Section 13.6 – Density and Height Development Regulations	See Chart AA	See Chart BB	Reorganization of information and deletion of redundancies. Update wording to provide clarity.
11.	Section 13.7 – Site Specific Regulations – 4 th Row 3 rd Column (Regulation)	This property is permitted to have Apartment housing limited to 3 storeys.	This property is permitted to have 3 storey apartment building on top of a two storey townhouse .	To clarify the permitted height of site based on previous approved development proposals.

No.	Section	Current Wording	Proposed Wording	Reason for Change
12.	Section 14.1 Core Area and Other Zones Categories	See existing text	Delete: HD2 – Residential and Health Support Services	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
13.	Section 14.6 Health District Zone Purposes	See Chart BB1	See Chart BB2	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
14.	Section 14.8 – Core Area and Other Sub-Zones Categories	See Chart CC	See Chart DD	Added sub-zone purposes for added clarity of the usage of certain zones.
15.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	Child Care Centre, Major under the P2 zone the existing text is: "-" (not permitted)	Child Care Centre, Major under the P2 zone the proposed text is: "P" (Principal Use)	To reflect the existing Child Care Centre, Major land uses within this zone.
16.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	Food Primary Establishment under the P2 zone the existing text is: "-" (not permitted)	Food Primary Establishment under the P2 zone the proposed text is: "S" (Secondary Use)	To reflect the existing food primary land uses within schools and other institutional settings.
17.	Section 14.9 – Permitted Principal and Secondary Land	Emergency and Protective Services under the P4 zone the existing text is: "-" (not permitted)	Emergency and Protective Services under the P4 zone the proposed text is: "P" (Principal Use)	Most of the firehalls are zoned P4 and should have Emergency and Protective Services as a principal use.

No.	Section	Current Wording	Proposed Wording	Reason for Change
	Uses in Core Area and Other Zones			
18.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	See Existing Table	Delete HD2 Column	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
19.	Section 14.9 – Permitted Principal and Secondary Land Uses in Core Area and Other Zones	See Existing Table	Delete Single Detached Housing	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
20.	Section 14.10 – Subdivision Regulations	See Existing Table	Delete HD2 Row	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
21.	Section 14.11 – Commercial and Urban Centre Zone Development Regulations	See Chart CC1	See Chart CC2	Change to align with setback and height policies. Added separate rows for ground-oriented setbacks for increased clarity of regulations. Fixed a discrepancy between private and common amenity spaces rates between different

No.	Section	Current Wording	Proposed Wording	Reason for Change
				<p>urban development contexts. The new bylaw increased the rate of urban centre private and common amenity space requirements to match the rate outside urban centres. This amendment proposes to restore the different rates for private and common amenity space requirement for urban centre versus multi-family developments outside urban centres. In tight urban centre contexts with zero lot setback and tower designs there is less capacity (generally) to provide the space relative to mid-rise buildings.</p>
22.	Section 14.13 – Health District Development Regulations	See Chart DD1	See Chart DD2	To update the Health District zones and incorporate the health uses within the existing multi-family zones.
23.	Section 14.14 – Density and Height	See Chart EE	See Chart FF	Updates to punctuation, addition of labels, and delete HD2 row.
24.	Section 14.15 - Site Specific Regulations	See Chart GG	See Chart HH	Principal and secondary uses updated to reflect updated commercial and industrial terminology. Properties adopted site specific

No.	Section	Current Wording	Proposed Wording	Reason for Change
				regulations in the Bylaw Transition Period were added to this list. Short-term rental updates clarified which properties have grandfathered short-term rental regulations.
25.	Map 14.15.2 – HD1 Height Map		Delete Map	Remove map to align with policy.
26.	Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave Area (B)		Delete Map	Remove map to align with policy.
27.	Map 14.15.3: Properties with Site Specific Short-Term Rental Accommodation regulations		Delete Map	Remove map and re-organize into the Site Specific Table.
28.	Section 15.3.5 & Section 15.7.5 Min. Common and Private Amenity Space	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1- bedroom dwelling unit 25 m ² per dwelling unit with more than 1- bedroom	6.0 m ² per bachelor dwelling unit 10.0 m ² per 1- bedroom dwelling unit 15 m ² per dwelling unit with more than 1- bedroom	Updated amenity space amount to align with the original Zoning Bylaw requirement for amenity space within an urban centre and reflects a more holistic amenity requirement.

No.	Section	Current Wording	Proposed Wording	Reason for Change
29.	Section 15.3.5 CD17 Development Regulations Footnote .3	.3 Common and private amenity space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot . The amount of common and private amenity space dedicated to child care spaces cannot be more than 50% of the total space required.	.3 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.	Updated amenity space requirement to be consistent across the bylaw.
30.	Section 15.4.3 – CD18 Permitted Land Uses	Recycled Materials Drop-Off Centre	Recycled Materials Drop-Off Centre Recycling Drop-Offs	Update wording to provide clarity.
31.	Section 15.4.3 – CD18 Permitted Land Uses (Home Based Business, Minor)	For Area I Village Centre: "-" Not Permitted For Area II Winery and Resort Accommodation: "-" Not Permitted	For Area I Village Centre: "S" Secondary Use For Area II Winery and Resort Accommodation: "S" Secondary Use	All dwelling units should have home based business, minor as a permitted secondary use within the City.
32.	Section 15.4.3 – CD18 Permitted Land Uses (Short-Term Rental Accommodations, AREA I Village Centre)	S	S <u>P</u>	Update designation to align with policy.

No.	Section	Current Wording	Proposed Wording	Reason for Change
33.	Section 15.4.3 – CD18 Permitted Land Uses	Add Stacked Townhouses as a permitted land use in Area I, Area II, Area III, & Area IV.	Add Stacked Townhouses as a permitted land use in Area I, Area II, Area III, & Area IV.	To be consistent within the bylaw to allow stacked townhouses wherever townhouses are permitted.
34.	FOOTNOTES (Section 15.4.3.)	<p>FOOTNOTES (Section 15.4.3.)</p> <p>¹ The maximum capacity for liquor primary establishments is 100 persons.</p> <p>² The retail use shall be limited to 235 m2 gross floor area.</p> <p>³ This use includes any marine equipment rentals.</p> <p>⁴ The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.</p> <p>⁵ Resort accommodations which allow for short-term stays is made up of two types: Type A: Attached apartment housing, hotel, motel units or townhouses units (units in buildings exceeding 4 units with common amenities) – maximum area of 150 m2 per unit net floor area. Type B: Single detached housing with or without secondary suites, semi-detached housing, townhouses with four dwelling units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350 m2 per unit (excluding garages). The main floor footprint (excluding garage) may</p>	<p>FOOTNOTES (Section 15.4.3-)</p> <p>¹ The maximum capacity for liquor primary establishments is 100 persons.</p> <p>² The retail use shall be limited to 235 m2 gross floor area.</p> <p>³ This use includes any marine equipment rentals.</p> <p>⁴ The principal and secondary uses in this zone vary in accordance with the key resort elements identified in the Vintage Landing Area Structure Plan. This zone has been organized into (4) four distinctive areas as illustrated on Map A. Each area will have its own principal and secondary uses as per this table.</p> <p>⁵ Deleted</p> <p>⁶ The maximum gross floor area of all office and professional service uses is 5,000 m2 within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m2 gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m2 gross floor area.</p> <p>⁷ The maximum area for any one individual retail tenancy in Area I is 5,500 m2 . The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m2 .</p>	Update to footnotes to align with policy. Changes to formatting for consistency.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		<p>not exceed 175 m² per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or off-site reservation centre(s).</p> <p>⁶ The maximum gross floor area of all office and professional service uses is 5,000 m² within the CD18 zone. The maximum office and professional service uses in any one building is 2,000 m² gross floor area. The maximum size of any individual office or professional service tenancy shall not exceed 500 m² gross floor area.</p> <p>⁷ The maximum area for any one individual retail tenancy in Area I is 5,500 m² . The maximum area for any one individual retail tenancy in Areas II, III, IV is 400 m² .</p>		
35.	Section 15.4.5 – CD18 Development Regulations	Change column header from “Uses” to “Criteria”	Change column header from “Uses” to “Criteria”	To have consistent formatting across the Zoning Bylaw.
36.	Section 15.4.5 – CD18 Development Regulations		<p><u>Max. Net floor Area for Secondary Suites</u></p> <p><u>AREA I 90m²</u></p> <p><u>AREA II 90m²</u></p> <p><u>AREA III 90m²</u></p> <p><u>AREA IV 90m²</u></p>	Addition of category to align with current policy.
37.	Section 15.4.5 – CD18 Development Regulations		<p>Add Criteria: Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses</p> <p>7.5 m² per bachelor dwelling unit</p> <p>15.0 m² per 1-bedroom dwelling unit</p> <p>25 m² per dwelling unit with more than 1-bedroom ^{.6}</p>	To be consistent across the bylaw that common and private amenity should be required in multi-family developments.

No.	Section	Current Wording	Proposed Wording	Reason for Change
38.	Section 15.4.5 – CD18 Development Regulations	Signage for Area III shall be regulated as if it were a Public and Institutional zone as identified within the Sign Bylaw 11530.	Signage for Area III <u>and Area IV</u> shall be regulated as if it were a Public and Institutional zone as identified within the Sign Bylaw 11530.”	Update wording to provide clarity.
39.	Section 15.5.3 – CD20 Permitted Land Uses	<u>Recycled Materials Drop-Off Centre</u>	Recycled Materials Drop-Off Centre <u>Recycling Drop-Offs</u>	Update wording to provide clarity.
40.	Section 15.7.3 – CD26 Permitted Land Uses	<u>Recycled Materials Drop-Off Centre</u>	Recycled Materials Drop-Off Centre <u>Recycling Drop-Offs</u>	Update wording to provide clarity.
41.	Section 15.7.5 – CD26 Development Regulations Min. Amenities, Within Amenity Area D (b)	(b) in addition to the accessible open space identified in 1.11(h), one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m2.	(b) in addition to the accessible open space identified in 1.11(h) , one publicly accessible open space that is flanked on at least one side by an internal drive aisle or public street for a distance no less than 20 m and has an area of 1,250 m2.	Change to align with policy

Chart Z1

Original – Section 13.3 Permitted Land Uses

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	<u>S</u>	<u>S</u>	<u>S</u>
Agriculture, Urban	<u>S</u>	<u>S</u>	<u>S</u>
Apartment Housing	-	-	<u>P</u>
Child Care Centre, Major	<u>S</u>	<u>S</u>	<u>S</u>
Child Care Centre, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Cultural and Recreation Services	-	-	<u>S</u> .2
Duplex Housing	<u>P</u>	<u>P</u>	-
Food Primary Establishment	-	-	<u>S</u> .2
Group Home	<u>P</u> .1	<u>P</u> .1	-
Home-Based Business, Major	<u>S</u> .5	<u>S</u> .6	<u>S</u> .6
Home-Based Business, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Health Services	-	-	<u>S</u> .2
Professional Services	-	-	<u>S</u> .2

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Participant Recreation Services, Indoor	-	-	<u>S</u>
Personal Service Establishments	-	-	<u>S</u> ^{.2}
Retail	-	-	<u>S</u> ^{.2}
Secondary Suite	<u>S</u> ^{.3}	-	-
Semi-Detached Housing	<u>P</u>	<u>P</u>	-
Short-Term Rental Accommodations	<u>S</u>	<u>S</u>	<u>S</u>
Single Detached Housing	<u>P</u>	<u>P</u>	-
Stacked Townhouses	-	<u>P</u>	<u>P</u> ^{.4}
Townhouses	<u>P</u>	<u>P</u>	<u>P</u> ^{.4}

FOOTNOTES (Section 13.3.):

^{.1} [Group homes](#) are only permitted within a [single detached housing](#), [semi-detached housing](#), or a [duplex housing](#) form.

^{.2} These [land uses](#) are only permitted on [transit supportive corridors](#) and these [land uses](#) are not permitted above the first [storey](#).

^{.3} No new [Secondary suites](#) are permitted. Existing [Secondary suites](#) that existed prior to December 4th 2017 are permitted to remain.

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>⁴ Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p>⁵ Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p>⁶ Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p>			

Chart Z2

Proposed – Section 13.3 Permitted Land Uses

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	<u>S</u>	<u>S</u>	<u>S</u>
Agriculture, Urban	<u>S</u>	<u>S</u>	<u>S</u>
Apartment Housing	-	-	<u>P</u>
Child Care Centre, Major	<u>S</u>	<u>S</u>	<u>S</u> .7
Child Care Centre, Minor	<u>S</u>	<u>S</u>	<u>S</u> .7
Cultural and Recreation Services	-	-	<u>S</u> .2
Duplex Housing	<u>P</u>	<u>P</u>	-
Emergency and Protective Services	-	-	<u>P</u> .8
Food Primary Establishment	-	-	<u>S</u> .2
Group Home	<u>P</u> .1	<u>P</u> .1	- .8
Home-Based Business, Major	<u>S</u> .5	<u>S</u> .6	<u>S</u> .6
Home-Based Business, Minor	<u>S</u>	<u>S</u>	<u>S</u>
Health Services	-	-	<u>S</u> .2

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
Professional Services	-	-	<u>S</u> ^{.2}
Participant Recreation Services, Indoor	-	-	<u>S</u>
Personal Service Establishments	-	-	<u>S</u> ^{.2}
Retail	-	-	<u>S</u> ^{.2}
Secondary Suite	<u>S</u> ^{.3}	-	- ^{.3}
Semi-Detached Housing	<u>P</u>	<u>P</u>	-
Short-Term Rental Accommodations	<u>S</u>	<u>S</u>	<u>S</u>
Single Detached Housing	<u>P</u>	<u>P</u>	- ^{.3}
Stacked Townhouses	-	<u>P</u>	<u>P</u> ^{.4}
Townhouses	<u>P</u>	<u>P</u>	<u>P</u> ^{.4}

FOOTNOTES (Section 13.3.):

^{.1} [Group homes](#) are only permitted within a [single detached housing](#), [semi-detached housing](#), or a [duplex housing](#) form.

^{.2} These [land uses](#) are only permitted on [transit supportive corridors](#) and these [land uses](#) are not permitted above the first [storey](#). Except, [Health Services](#) is permitted as a [principal use](#) without any

Section 13.3 - Permitted Land Uses			
Uses	Zones		
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)		
	MF1	MF2	MF3
<p>floor area or storey restriction when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>³ Secondary suites are only permitted within single detached housing and a maximum of one secondary suite is permitted per lot. Single detached housing are permitted as a principal use and secondary suites are a permitted as secondary use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>⁴ Townhouses and/or stacked townhouses are only permitted if the majority of the residential dwelling units are in the form of apartment housing.</p> <p>⁵ Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units.</p> <p>⁶ Home-based business, major is only permitted within ground-oriented dwelling units fronting transit supportive corridors, ground-oriented dwelling units within urban centres, or ground-oriented dwelling units within village centres.</p> <p>⁷ Child care centre, major and child care centre, minor is permitted as a principal use when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p> <p>⁸ Emergency and protective services and group homes are permitted as a principal use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.</p>			

Chart Z3

Original – Section 13.5 – Development Regulations

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55%	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75%	80%	85%
Min. Front Yard & Flanking Side Yard setback for Ground-Oriented units	4.0 m	3.0 m ^{.3}	3.0 m ^{.3}
Min. Front Yard & Flanking Side Yard setback for all Buildings including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback	1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback	3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings	2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	n/a	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.8, .9}	
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Vehicular Access	Where a lot has access to a lane , vehicular access is only permitted from the lane . If a lot does not have access to a lane then access will come from the street according to the City of Kelowna’s Subdivision and Servicing Bylaw 7900 .		
<p>FOOTNOTES (Section 13.5):</p> <p>¹ For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented units if both of these criteria are met:</p> <ul style="list-style-type: none"> a) The maximum first floor height above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See example diagram. b) The minimum net floor area for ground-oriented residential units on the first floor is 11m². See example diagram. <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.</p>			

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
<p>^{.7} If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.</p> <p>^{.8} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>^{.9} 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.</p>			

Chart Z4

Proposed – Section 13.5 – Development Regulations

Section 13.5 – Development Regulations			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55% ^{.10}	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75% ^{.10}	80%	85%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.0 m ^{.5}	3.0 m ^{.5}	4.5 m ^{.5}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	4.0 m ^{.5}	3.0 m ^{.3, .5}	3.0 m ^{.3, .5}

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial		n/a	n/a	2.0 m
Min. Building Stepback from Front Yard and Flanking Side Yard		n/a	n/a	3.0 m ^{.6}
Min. Side Yard Setback		1.2 m ^{.1, .2}	3.0 m except 1.2 m from a lane ^{.2}	3.0 m ^{.7}
Min. Rear Yard Setback		3.0 m except 0.9 m from a rear lane	4.5 m except 0.9 m from a rear lane	4.5 m except 3.0 m from a rear lane ^{.4}
Min. Rear Yard Setback for Accessory Buildings / Structures		1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane	1.5 m except 0.9 m from a lane ^{.7}
Min. Separation between Detached Principal Buildings		2.0 m	3.0 m	n/a
Min. Dwelling Unit Width		n/a	7.5 m ^{.11}	n/a
Min. Common	For Developments	n/a	n/a	

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
and Private Amenity Space	with 1 to 10 Dwelling Units			
	For Developments with 11 to 20 Dwelling Units		6.0 m ² per bachelor dwelling unit 10.0 m ² per 1-bedroom dwelling unit 15 m ² per dwelling unit with more than 1-bedroom .8, .9	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit
	For Developments with greater than 20 Dwelling Units		7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom .8, .9	25 m ² per dwelling unit with more than 1-bedroom .8, .9

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.		
<p>FOOTNOTES (Section 13.5):</p> <p>¹ For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback for ground-oriented residential units can be reduced to 2.0 metres if both criteria are met:</p> <p style="padding-left: 40px;">c) The maximum height of the first storey floor above the adjacent curb level for ground-oriented residential units are 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space, or applicable lot line. See example diagram Figure 5.12.</p> <p style="padding-left: 40px;">d) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.</p> <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The stepback can occur on any floor above the second storey.</p>			

Section 13.5 – Development Regulations m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
<p>^{.7} If the property is abutting a Rural – Agricultural and Resource, Rural – Residential, or Suburban – Residential future land use designation as defined in the Official Community Plan then a 1.5 m additional setback needs to be added to the minimums.</p> <p>^{.8} Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.</p> <p>^{.9} 4.0 m² per dwelling unit of the common and private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.</p> <p>^{.10} In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.</p> <p>^{.11} There is no requirement for minimum dwelling unit width for lots that are within 400 metres of a Transit Supportive Corridor.</p>			

Chart AA

Original - Section 13.6 –Density and Height Development Regulations

Section 13.6 –Density and Height Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Min. Density for Lots fronting onto a Transit Supportive Corridor	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5}		
Max. Base Density	0.8 FAR with lane 0.6 FAR without lane and max 9.9 dwelling units per 1,000 m ² of lot area	1.0 FAR See Underground Parking Base FAR Adjustments ^{.7}	For 4 storeys and below Max FAR = 1.3 ^{.2} For 5 storeys and above Max FAR = 1.8 ^{.2} See Underground Parking Base FAR Adjustments ^{.7}
Max. Bonus Density (Floor Area Ratio increase)	n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}
Max. Bonus Density for Rental Projects	n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height	8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys

Section 13.6 –Density and Height Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
				Or 22.0 m / 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
<p>FOOTNOTES (Section 13.6.):</p> <p>^{.1} The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if:</p> <ul style="list-style-type: none"> • The subject property is fronting onto a Transit Supportive Corridor; or • The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. <p>^{.2} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.</p>				

Section 13.6 –Density and Height Development Regulations

m = metres / m² = square metres

	Zones		
	MF1	MF2	MF3

³ These bonuses only apply to [lots](#) within the [Core Area](#) or within a [village centre](#). The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.

⁴ The increase in [height](#) to 44.0 m and 12 [storeys](#) only applies in situations where:

- (a) [lots](#) are fronting a Provincial Highway; and
- (b) [lots](#) are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and
- (c) the abutting [lots](#) cannot be zoned [A1](#), [A2](#), [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
- (d) [lots](#) are within the Core Area Neighbourhood Future Land Use Designations as outlined in the [OCP](#).
- (e) The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.

⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).

⁶ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).

⁷ If eighty percent (80%) of the parking provided on-site is located underground (below [finished grade](#)) then the base [FAR](#) is increased by 0.25 [FAR](#).

Chart BB

Proposed- Section 13.6 –Density and Height Development Regulations

Section 13.6 –Density and Height Development Regulations			
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area			
	Zones		
	MF1	MF2	MF3
Min. Density & Min. Lot Area for Lots fronting onto a Transit Supportive Corridor	n/a	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ⁵ For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ⁵	
Max. Base Density	0.8 FAR with lane 0.6 FAR without lane	1.0 FAR See Underground Parking Base FAR Adjustments ⁶	For 4 storeys and below Max FAR = 1.3 ² For 5 storeys and above Max FAR = 1.8 ² See Underground Parking Base FAR Adjustments ⁶
Max. Bonus Density for Public Amenity & Streetscape Bonus	n/a	An additional 0.15 FAR ³	An additional 0.25 FAR ³
Max. Bonus Density for Rental or Affordable Housing Bonus	n/a	An additional 0.3 FAR ³	An additional 0.3 FAR ³

Section 13.6 – Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

		Zones		
		MF1	MF2	MF3
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys Or 22.0 m & 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}

FOOTNOTES (Section 13.6):

^{.1} The base [height](#) is 18.0 m & 4 [storeys](#) except the maximum [height](#) may be increased to 22.0 m & 6 [storeys](#) if:

- The subject property is fronting onto a [transit supportive corridor](#); or
- The subject property does not [abut](#) a [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#) zoned [lot](#).

Section 13.6 –Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

	Zones		
	MF1	MF2	MF3

- ²The base [FARs](#) are derived from the base height regulation. Therefore, the base [FARs](#) remain constant even if an owner successfully applies for a Development Variance Permit to the base heights.
- ³These bonuses only apply to [lots](#) within the [core area](#) or within a [village centre](#). The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁴The increase in [height](#) to 44.0 m and 12 [storeys](#) only applies in situations where:
 - (a) [lots](#) are fronting a Provincial Highway; and
 - (b) [lots](#) are within 400 m of transit stop and that transit stop must be located fronting onto a Provincial Highway or a major arterial road; and
 - (c) the abutting [lots](#) cannot be zoned [A1](#), [A2](#), [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
 - (d) [lots](#) are within the Core Area Neighbourhood Future Land Use Designations as outlined in the [OCP](#).
 - (e) The bonus density and bonus height provisions occur if the provisions of [Section 6.8 Density Bonus](#) are secured.
- ⁵For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial [GFA](#).
- ⁶If eighty percent (80%) of the parking provided on-site is located underground (below [finished grade](#)) then the base [FAR](#) is increased by 0.25 [FAR](#).

Chart BB1

Original - Section 14.6 – Health District Zones Purposes

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.
HD2 – Residential and Health Support Services	The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. This zone will provide for a range of institutional, medical-related commercial and complimentary residential uses within the Official Community Plan Health District future land use designation.

Chart BB2

Proposed - Section 14.6 – Health District Zones Purposes

Section 14.6 – Health District Zone Purposes	
Zones	Purpose
HD1 – Kelowna General Hospital	To provide a zone for the comprehensive development of buildings that provide health services associated with the Kelowna General Hospital, Interior Health Authority, and the University of British Columbia Clinical Academic Campus. This zone will provide for a range of institutional uses, as well as a limited amount of hospital-related supportive commercial uses.

Chart CC

Original - Section 14.8 – Core Area and Other Sub-Zones Categories

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
Commercial, Core Area, and Village Centres	<p>C1 – Local & Neighbourhood Commercial</p> <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales <p>C2 – Vehicle Oriented Commercial</p> <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales • dt – Drive Through <p>CA1 – Core Area Mixed Use</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • dt – Drive Through <p>VC1 – Village Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Urban Centre	<p>UC1 – Downtown Urban Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • a – Arena • fg – Fueling and Gas Stations • dt – Drive Through <p>UC2 – Capri-Landmark Urban Centre</p> <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • gg – Gaming and Gambling • fg – Fueling and Gas Stations

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	<ul style="list-style-type: none"> • dt – Drive Through UC3 – Midtown Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC4 – Rutland Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through UC5 – Pandosy Urban Centre <ul style="list-style-type: none"> • r – Rental Only • rcs – Retail Cannabis Sales • fg – Fueling and Gas Stations • dt – Drive Through
Industrial	I1 – Business Industrial <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales I2 – General Industrial <ul style="list-style-type: none"> • rcs – Retail Cannabis Sales I3 – Heavy Industrial I4 – Natural Resource Extraction
Institutional	P1 – Major Institutional P2 – Education and Minor Institutional P3 – Parks and Open Space P4 – Utilities P5 – Municipal District Park
Health District	HD1 – Kelowna General Hospital HD2 – Residential and Health Support Services

Section 14.8 – Core Area and Other Sub-Zones Categories	
Category	Zones
	<ul style="list-style-type: none"> • r – Rental Only
Water	W1 – Recreational Water Use W2 – Intensive Water Use

Chart DD

Proposed - Section 14.8 – Core Area and Other Sub-Zones Categories

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
Commercial, Core Area, and Village Centres	C1 – Local & Neighbourhood Commercial	
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	C2 – Vehicle Oriented Commercial	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	CA1 – Core Area Mixed Use	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rsc – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	VC1 – Village Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCS – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Urban Centre	UC1 – Downtown Urban Centre	
	<ul style="list-style-type: none"> a – Arena 	The purpose is to provide a sub-zone that creates custom density and height regulations for lots surrounding the arena.
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCS – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC2 – Capri-Landmark Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> gg – Gaming and Gambling 	The purpose is to provide a sub-zone that allows Gaming and Gambling on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC3 – Midtown Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC4 – Rutland Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	UC5 – Pandosy Urban Centre	
	<ul style="list-style-type: none"> dt – Drive Through 	The purpose is to provide a sub-zone that allows Drive Throughs on selective lots.

Section 14.8 – Core Area and Other Sub-Zones Categories		
Category	Zones and Sub-Zones	Sub-Zone Purposes
	<ul style="list-style-type: none"> fg – Fueling and Gas Stations 	The purpose is to provide a sub-zone that allows Gas Bars within Urban Centres or Village Centres on selective lots.
	<ul style="list-style-type: none"> r – Rental Only 	The purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
Industrial	I1 – Business Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I2 – General Industrial	
	<ul style="list-style-type: none"> rCs – Retail Cannabis Sales 	The purpose is to provide a sub-zone that allows Retail Cannabis Sales on selective lots.
	I3 – Heavy Industrial	n/a
	I4 – Natural Resource Extraction	n/a
Institutional	P1 – Major Institutional	n/a
	P2 – Education and Minor Institutional	n/a
	P3 – Parks and Open Space	n/a
	P4 – Utilities	n/a
	P5 – Municipal District Park	n/a
Health District	HD1 – Kelowna General Hospital	n/a
Water	W1 – Recreational Water Use	n/a
	W2 – Intensive Water Use	n/a

Chart CC1

Original – Section 14.11 – Commercial and Urban Centre Zone Development Regulations

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	4.5 m .1, .12	3.0 m .1, .12	0.0 m .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12	3.0 m .1, .2, .12
Min. Building Stepback from Front	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Yard and Flanking Side Yard									
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ^{.2} .3	0.0 m ^{.2} .3	3.0 m ^{.2} .3	0.0 m ^{.2} .3	0.0 m ^{.2} .3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ^{.2}	0.0 m ^{.2} .4	3.0 m ^{.2} .4	0.0 m ^{.2} .4	0.0 m ^{.2} .4
Min. Common and Private Amenity Space			7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.11}						
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone .								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys .								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot , there shall be a triangular setback 4.5 m in length along the lot lines that meet at each								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
	corner of an intersection. This setback will only be required at the first storey . See Visual Example of Corner Lot Setbacks .								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations .								
Min. and Max. Commercial or Residential Floor Area based on Fronting Street Type	<p>The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown, 4.4 Capri-Landmark, 4.6 Pandosy, 4.8 Rutland, & 4.10 Midtown). Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Parkade Exposure	On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).								
<p>FOOTNOTES (Section 14.11):</p> <p>^{.1} The minimum setback can be reduced from 3.0 m to 2.0 m for ground-oriented residential units if both of these criteria are met:</p> <ul style="list-style-type: none"> a) The maximum height of the first storey floor above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram. b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See Example Diagram. <p>^{.2} Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property.</p> <p>^{.3} Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.4} Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.5} Except the rear setback is: 3.0 m when abutting a rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>^{.6} The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.</p>									

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
.7	For portions of a parkade with lane access which do not project more than 2.3 m above finished grade , the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.								
.8	Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone . Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.								
.9	The maximum site coverage of all buildings, structures , and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4 , 4.6 , 4.8 , 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.								
.10	The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street , walkway, open space or applicable lot line . See Visual Example of Max Floor Height for Ground-Oriented Housing .								
.11	4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.								
.12	The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p>.14 Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.</p>									

Chart CC2

Proposed – Section 14.11 – Commercial and Urban Centre Zone Development Regulations

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings	50%	65%	75%	75%	100%	100% or 85% .13	100% or 85% .13	100% or 85% .13	100% or 85% .13

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Max. Site Coverage of all Buildings , Structures , and Impermeable Surfaces	70%	85%	85%	85%	100%	100% or 90% .9	100% or 90% .9	100% or 90% .9	100% or 90% .9
Max. Density and Max. Height	See Section 14.14 for Density and Height Regulations								
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented	2.0 m .12	2.0 m .12	4.5 m .12	3.0 m .12	0.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12	3.0 m ^{.2} ,.12
Min. Front Yard and Flanking Side Yard Setback	2.0 m .12	2.0 m .12	3.0 m .1, .12	3.0 m .1, .12	0.0 m .12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12	3.0 m ^{.1} ,.12

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
for Ground-Oriented, Residential									
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	2.0 m .12	2.0 m .12	2.0 m .12	2.0 m .12	0.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12	2.0 m ^{.2} ,.12
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m .14	3.0 m .14	n/a	n/a	n/a	n/a	n/a
Min. Side Yard Setback	3.0 m	0.0 m .3	3.0 m	3.0 m .6, .8	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	3.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3	0.0 m ^{.2} ,.3
Min. Rear Yard Setback	3.0 m .4	0.0 m .4	4.5 m .5, .7	4.5 m .7, .8	0.0 m ^{.2}	0.0 m ^{.2} ,.4	3.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4	0.0 m ^{.2} ,.4
Min. Common and	7.5 m ² per bachelor dwelling unit				6.0 m ² per bachelor dwelling unit				

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
Private Amenity Space	15.0 m ² per 1-bedroom dwelling unit				10.0 m ² per 1-bedroom dwelling unit				
	25 m ² per dwelling unit with more than 1-bedroom ^{.11}				15 m ² per dwelling unit with more than 1-bedroom ^{.11}				
Min. Accessory Buildings / Structures Setbacks	An accessory building or structure shall follow the setbacks within that zone except the setback shall not be less than 1.6 m when abutting a urban residential or rural residential zone .								
Upper Floor Setbacks	For any portion of a building abutting a street a 3.0 m setback is required for any portion of the building above the lesser of 16 m or four storeys .								
Corner Lots	For any building greater than 18.0 m or 4.5 storeys and located on a corner lot , there shall be a triangular setback 4.5 m in length along the lot lines that meet at each corner of an intersection. This setback will only be required at the first storey . See Visual Example of Corner Lot Setbacks .								
Urban Plazas	Any site within an urban centre larger than 1 acre with a building length larger than 100 m shall provide an urban plaza at grade.								
Tall Building Regulations	For tower and podium regulations refer to Section 9.11 Tall Building Regulations .								
Min. and Max. Commercial	The commercial and residential principal use floor area restriction is based on street type as defined in the City of Kelowna's Official Community Plan (See Maps: 4.2 Downtown , 4.4 Capri-Landmark , 4.6 Pandosy , 4.8 Rutland , & 4.10 Midtown).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
or Residential Floor Area based on Fronting Street Type	<p>Secondary uses are permitted in accordance with Section 14.9. Any building on streets classified as a:</p> <ul style="list-style-type: none"> • High Streets or Retail Streets shall provide ground-floor commercial principal uses, which must occupy a minimum of 90% of the street frontages. Access driveways or other portions of the street frontage not used as a building will not be considered for the purpose of this calculation. Any combination of commercial and residential principal uses is permitted above the ground-floor. • Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above. • Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses. • Residential Streets shall contain one hundred percent (100%) of the floor area as residential principal uses. 								
Max. Parkade Exposure	<p>On the first floor, there shall be no parkade exposure to the primary street and the secondary street may have up to 25% of that frontage (access driveways will not be considered as exposure).</p>								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>FOOTNOTES (Section 14.11):</p> <p>^{.1} The minimum setback for ground-oriented, residential units can be reduced to 2.0 metres if both criteria are met:</p> <ul style="list-style-type: none"> c) The maximum height of the first storey floor above adjacent curb level for ground-oriented residential units is 1.2 m. Height is measured from the grade at the sidewalk directly from a fronting publicly accessible street, walkway, open space or applicable lot line. See Example Diagram Figure 5.12. d) The minimum net floor area for ground-oriented, residential units on the first floor is 11 m². See Example Diagram Figure 5.13. <p>^{.2} Any portion of a building above 16.0 m in height must be setback a minimum of 3.0 m from any lot line abutting a street and 4.0 m from any lot line abutting another property. The minimum setback can be reduced from 3.0 m to 0.0 m for any portion of a building below 16.0 m in height if the ground floor setback is maintained (measured from back-of-curb or edge of road pavement in situations without curb to building face) of at least a 6.0 m in the UC2, UC3, & UC4 zones and 4.5 m in the UC5 zone.</p> <p>^{.3} Except it is 3.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.4} Except it is 6.0 m when abutting a core area neighbourhood (C-NHD) or an education / institutional (EDINST) future land use designation as outlined in the Official Community Plan.</p> <p>^{.5} Except the rear setback is: 3.0 m when abutting a rear lane, 6.0 m when abutting a single & two dwelling zone or rural residential zone, and it is 6.0 m for hotels or motels.</p> <p>^{.6} The minimum side yard is 4.0 m when abutting a single & two dwelling zone or rural residential zone.</p>									

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
.7	For portions of a parkade with lane access which do not project more than 2.3 m above finished grade , the rear yard setback for the parkade is 1.5 m. The site rear yard for carport structures is 1.5 m.								
.8	Any building over 6 storeys in height, the portions of the building over 6 storeys must be setback a minimum of 10 m from any lot line abutting any single & two dwelling zone or rural residential zone . Bareland strata lots do not have setbacks to internal lots or common access roads. A continuous building frontage shall not exceed 100 m in length and must be designed with appropriate architectural breaks or relief where the length of the building exceeds 37 m.								
.9	The maximum site coverage of all buildings, structures , and impermeable surfaces is dependent on the street type as defined in the City of Kelowna's Official Community Plan (e.g. Map 4.4 , 4.6 , 4.8 , 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 90%.								
.10	The maximum height is measured from the grade at the sidewalk directly from a fronting publicly accessible street , walkway, open space or applicable lot line . See Visual Example of Max Floor Height for Residential Ground-Oriented Housing .								
.11	4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to child care centres as long as the child care spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to child care spaces cannot be more than 50% of the total space required.								
.12	The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations									
m = metres / m ² = square metres									
Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>.13 The maximum site coverage is dependent on the street type as defined in the City of Kelowna’s Official Community Plan (e.g., Map 4.4, 4.6, 4.8, 4.10). All high streets, retail streets, and mixed streets are maximum of 100%. All mixed-residential, residential streets and all other street types are maximum of 85%.</p> <p>.14 Minimum building setbacks apply only to buildings five (5) storeys and taller. The setback can occur on any floor above the second storey.</p>									

Chart DD1

Original - Section 14.13 Health District Development Regulations

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Max. Site Coverage of all Buildings	100%	65%
Max. Site Coverage of all Buildings , Structures , & Impermeable Surfaces (%)	n/a	80%
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations	
Road Specific Min. Setbacks	6.0 m from Pandosy Street 6.0 m from Royal Ave for buildings up to 10.0 m in height 9.0 m from Royal Ave for buildings greater than 10.0 m 9.0 m from Abbott Street 4.5 m on southern Christleton Laneway	n/a

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Min. Front Yard & Flanking Side Yard Setback	n/a	4.5 m for Single Detached Housing & 4.5 m for Apartment Housing / Health Services / Commercial ¹
Min. Side Yard Setback	n/a	1.1 m for Single Detached Housing & 3.0 m for 1 st & 2 nd floors of Apartment Housing / Health Services / Commercial & 6.0 m for 3 rd floor and above of Apartment Housing / Health Services / Commercial
Min. Rear Yard Setback	n/a	6.0 m for Single Detached Housing & 6.0 m for Apartment Housing / Health Services / Commercial except 3.0 m when abutting a lane

Section 14.13 – Health District Development Regulations		
m = metres / m ² = square metres		
Criteria	Zones	
	HD1	HD2
Min. Common and Private Amenity Space	n/a	7.5 m ² per bachelor dwelling unit 15.0 m ² per 1-bedroom dwelling unit 25 m ² per dwelling unit with more than 1-bedroom ^{.2}
FOOTNOTES (Section 14.13.): ^{.1} The minimum front yard & flanking side yard setback can be reduced only for the first two levels of commercial, health services , and/or ground-oriented residential units including lobbies (excluding mechanical, storage space, or parkade walls) to 2.0 m. ^{.2} 4.0 m ² per dwelling unit of the Common and Private Amenity Space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas. Common and Private Amenity Space can be devoted to childcare centres as long as the childcare spaces have direct access to open space and play areas within the lot. The amount of Common and Private Amenity Space dedicated to childcare spaces cannot be more than 50% of the total space required.		

Chart DD2

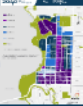

Proposed - Section 14.13 Health District Development Regulations


Section 14.13 – Health District Development Regulations	
m = metres / m ² = square metres	
Criteria	Zones
	HD1
Max. Site Coverage of all Buildings	100%
Max. Site Coverage of all Buildings , Structures , & Impermeable Surfaces (%)	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations
Min. Front Yard & Flanking Side Yard Setback	Road Specific ^{.1}
Min. Side Yard Setback	Road Specific ^{.1}
Min. Rear Yard Setback	Road Specific ^{.1}
FOOTNOTES (Section 14.13): ^{.1} The minimum setbacks are from specific streets: 6.0 m from Pandosy Street, 6.0 m from Royal Avenue for buildings up to 10.0 m in height , 9.0 m from Royal Avenue for buildings greater than 10.0 m, 9.0 m from Abbott Street, and 4.5 m on Christleton Laneway.	



Chart EE

Original - Section 14.14 – Density and Height

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1, .7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1, .7}	<u>Max.</u> <u>Height</u> with Bonus <u>FAR</u>
C1	0.75 <u>FAR</u>	n/a	n/a	3 <u>storeys</u> & 12.0 m	No additional <u>height</u>
C2	0.9 <u>FAR</u> , except 1.0 for <u>Hotels</u>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	3 <u>storeys</u> & 12.0 m	Only <u>Hotels</u> qualify for an 3 additional <u>storeys</u> & 12 m ^{.3}
CA1	<p><u>Min.</u> Density for <u>lots</u> fronting a <u>Transit Supportive Corridor</u> and with a <u>lane</u> = 4.75 units per 1,000 m² and a <u>Min.</u> 1,050 m² lot area ^{.5, .9}</p> <p><u>Min.</u> Density for <u>lots</u> fronting a <u>Transit Supportive Corridor</u> and without a <u>lane</u> = 3.1 units per 1,000 m² and a <u>Min.</u> 1,600 m² lot area ^{.5, .9}</p> <p><u>Max.</u> Base <u>FAR</u> = 1.6 <u>FAR</u> except 1.8 <u>FAR</u> when <u>lot</u> is fronting a <u>Transit Supportive Corridor</u> ^{.9}</p> <p>See Underground Parking Base <u>FAR</u> Adjustments ^{.12}</p>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	<p>3 <u>storeys</u> & 12.0 m for <u>lots</u> less than 1,050 m²</p> <p>4 <u>storeys</u> & 18.0 m for <u>lots</u> 1,050 m² or greater</p> <p>6 <u>storeys</u> & 22 m for any lot size fronting a <u>Transit Supportive Corridor</u> ^{.4}</p>	<p>3 additional <u>storeys</u> & 12 m ^{.2, .3}</p> <p>or</p> <p>6 additional <u>storeys</u> & 22 ^{.3, .6}</p>
VC1	<p>Cook Truswell Village Centre = 1.5 <u>FAR</u> ^{.9}</p> <p>Lakeshore Village Centre = 1.5 <u>FAR</u> except 1.75 <u>FAR</u> when lot is fronting a <u>Transit Supportive Corridor</u> ^{.9}</p> <p>Glenmore Village Centre = 1.8 <u>FAR</u> ^{.9}</p>	An additional 0.25 <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3}	<p>Cook Truswell Village Centre = 6 <u>storeys</u> & 22 m</p> <p>Lakeshore Village Centre = 4 <u>storeys</u> & 18 m except 6 <u>storeys</u> & 22 m</p> <p>when lot is fronting a <u>Transit Supportive Corridor</u></p>	No additional <u>height</u>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
	<p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>University Village Centre = 1.5 FAR ^{.9}</p> <p>Black Mountain Village Centre = 1.8 FAR ^{.9}</p> <p>The Ponds Village Centre = 1.5 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>			<p>Glenmore Village Centre = 6 storeys & 22 m</p> <p>Guisachan Village Centre = 4 storeys & 18 metres except 6 storeys & 22 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18 m</p> <p>Black Mountain Village Centre = 6 storeys & 22 m</p> <p>The Ponds Village Centre = 4 storeys & 18 m</p>	
	<p>The areas are identified in Map 4.1 within the OCP (UC1 Downtown)</p> 				
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For UC1a – Arena properties = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 20 storeys = 0.75 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = 1.5 additional FAR ^{.3}</p> <p>See additional rental sub-zone bonus</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 20 storeys = 5 additional storeys & 19 m ^{.3}</p> <p>For areas identified as 26 storeys = 14 additional storeys & 52 m ^{.3}</p>
	<p>The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark))</p> 				

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.7 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = no bonus ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16 m ^{.3}</p> <p>For areas identified as 26 storeys = No bonus ^{.3}</p>
<p>The areas are identified in Map 4.9 within the OCP (UC3 Midtown)</p> 					
UC3 (Midtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.5 additional FAR ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10, .11}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 6 storeys = 6 storeys & 22 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66 m</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p>	<p>For areas identified as PARK = No additional height</p> <p>For Areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16 m ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1,7}	<u>Max.</u> <u>Height</u> with Bonus <u>FAR</u>
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 <u>FAR</u> ^{.9} For areas identified as 4 <u>storeys</u> = 1.6 <u>FAR</u> ^{.9} For areas identified as 6 <u>storeys</u> = 1.8 <u>FAR</u> ^{.9} For areas identified as 12 <u>storeys</u> = 3.3 <u>FAR</u> ^{.9} See Underground Parking Base <u>FAR</u> Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 4 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3} For areas identified as 6 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3} For areas identified as 12 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 <u>storeys</u> and taller the <u>FAR</u> bonus rate is 0.05 <u>FAR</u> per <u>storey</u> ^{.10}	For areas identified as PARK = 2 <u>storeys</u> For areas identified as 4 <u>storeys</u> = 4 <u>storeys</u> & 18 m For areas identified as 6 <u>storeys</u> = 6 <u>storeys</u> & 22 m For areas identified as 12 <u>storeys</u> = 12 <u>storeys</u> & 44 m	For areas identified as PARK = No additional <u>height</u> For areas identified as 4 <u>storeys</u> = 2 additional <u>storeys</u> & 8 m ^{.3} For areas identified as 6 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3} For areas identified as 12 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3}
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 				
	For areas identified as PARK = 0.5 <u>FAR</u> ^{.9} For areas identified as 3 <u>storeys</u> = 1.5 <u>FAR</u> ^{.9} For areas identified as 4 <u>storeys</u> = 1.6 <u>FAR</u> ^{.9} For areas identified as 6 <u>storeys</u> = 1.8 <u>FAR</u> ^{.9} For areas identified as 8 <u>storeys</u> = 2.35 <u>FAR</u> ^{.9} For areas identified as 14 <u>storeys</u> = 3.9 <u>FAR</u> ^{.9} See Underground Parking Base <u>FAR</u> Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 3 <u>storeys</u> = no bonus ^{.3} For areas identified as 4 <u>storeys</u> = 0.1 additional <u>FAR</u> ^{.3} For areas identified as 6 <u>storeys</u> = 0.25 additional <u>FAR</u> ^{.3} For areas identified as 8 <u>storeys</u> = 0.3 additional <u>FAR</u> ^{.3} For areas identified as 14 <u>storeys</u> = 0.5 additional <u>FAR</u> ^{.3}	An additional 0.3 <u>FAR</u> for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 <u>storeys</u> and taller the <u>FAR</u> bonus rate is 0.05 <u>FAR</u> per <u>storey</u> ^{.10}	For areas identified as PARK = 2 <u>storeys</u> For areas identified as 3 <u>storeys</u> = 3 <u>storeys</u> & 12 m For areas identified as 4 <u>storeys</u> = 4 <u>storeys</u> & 18 m For areas identified as 6 <u>storeys</u> = 6 <u>storeys</u> & 22 m For areas identified as 8 <u>storeys</u> = 8 <u>storeys</u> & 31 m For areas identified as 14 <u>storeys</u> = 14 <u>storeys</u> & 52 m	For areas identified as PARK = No additional <u>height</u> For areas identified as 3 <u>storeys</u> = No additional <u>height</u> For areas identified as 4 <u>storeys</u> = No additional <u>height</u> For areas identified as 6 <u>storeys</u> = 2 additional <u>storeys</u> & 8 m ^{.3} For areas identified as 8 <u>storeys</u> = 3 additional <u>storeys</u> & 12 m ^{.3} For areas identified as 14 <u>storeys</u> = No additional <u>height</u>
I1	1.2 <u>FAR</u>	n/a	n/a	3 <u>storeys</u> & 16.0 m	No additional <u>height</u>
I2	1.5 <u>FAR</u> ^{.8}	n/a	n/a	16.0 m ^{.7}	No additional <u>height</u>

Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{1,7}	<u>Max.</u> Height with Bonus FAR
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	See Map 14.15.2 – HD1 height for max building heights	No additional height
HD2	1.4 FAR	An additional 0.25 FAR ³	An additional 0.3 FAR for rental only projects or affordable housing ³	2 storeys & 10.0 m storey for single detached housing 5 storeys & 16.5 m for apartment housing & health services	1 additional storey & 4 m ³
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

FOOTNOTES (Section 14.14.):

¹ When referencing maximum base [FAR](#) and maximum [height](#) regulations the “areas” referenced are the building [height](#) maps outline within the [City](#) of Kelowna’s [Official Community Plan](#).

² The maximum [height](#) of 3 additional [storeys](#) & 12 metres only applies in situations where:

- a) [Lots](#) are located fronting a collector or arterial road; &
- b) [Lots](#) are within 400 m of transit stop; &
- c) The [abutting](#) lots are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#).

³ The Public Amenity & Streetscape bonus density and additional height may apply if payment is made as per [Section 6.8.2 Density Bonus](#). The Rental or Affordable Housing bonus density and additional height may apply if secured as described in [Section 6.8.3 Density Bonus](#).

⁴ The maximum [height](#) for [hotels](#) is permitted to be 12 [storeys](#) & 39 m only in situations where:

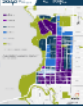

- a) [lots](#) are fronting a Provincial Highway; and
- b) the [abutting](#) [lots](#) are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and


Section 14.14 – Density and Height m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1-.7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1-.7}	<u>Max.</u> Height with Bonus FAR
<p>c) lots are within the Regional Commercial Corridor Future Land Use Designations as outlined in the OCP.</p> <p>^{.5} For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial GFA.</p> <p>^{.6} The maximum height of 6 additional storeys & 22 m only applies in situations where:</p> <ul style="list-style-type: none"> a) Lots are located fronting a Transit Supportive Corridor & b) Lots are within 400 m of transit stop; & c) Lots are within 500 m of an Urban Centre; & d) Lots must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive. <p>^{.7} Except the maximum base FAR and height may be different on an individual lot basis as identified in Section 14.15 Site Specific Regulations.</p> <p>^{.8} The maximum FAR is increased to 3.0 for lots fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.</p> <p>^{.9} The base FARs are derived from the base height regulation. Therefore, the base FARs remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base heights.</p> <p>^{.10} For example: a 12 storey rental project would have a 0.6 FAR bonus and a 26 storey rental project would 1.3 FAR bonus.</p> <p>^{.11} These parcels identified in Map 14.15.1 do not qualify for any density or height bonusing except the rental bonusing provisions.</p> <p>^{.12} If eighty percent (80%) of the parking provided on-site is located underground (below finished grade) then the base FAR is increased by 0.25 FAR.</p>					



Chart FF

Proposed - Section 14.14 – Density and Height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}	Max. Public Amenity & Streetscape Bonus FAR	Max. Rental or Affordable Housing Bonus FAR	Max. Base Height ^{.1, .7}	Max. Height with Bonus FAR
C1	0.75 FAR	n/a	n/a	3 storeys & 12.0 m	No additional height
C2	0.9 FAR , except 1.0 for Hotels	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	3 storeys & 12.0 m	Only Hotels qualify for an additional 3 storeys & 12.0 m ^{.3}
CA1	<p>Min. Density for lots fronting a Transit Supportive Corridor and with a lane = 4.75 units per 1,000 m² and a Min. 1,050 m² lot area ^{.5, .9}</p> <p>Min. Density for lots fronting a Transit Supportive Corridor and without a lane = 3.1 units per 1,000 m² and a Min. 1,600 m² lot area ^{.5, .9}</p> <p>Max. Base FAR = 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>3 storeys & 12.0 m for lots less than 1,050 m²</p> <p>4 storeys & 18.0 m for lots 1,050 m² or greater</p> <p>6 storeys & 22.0 m for any lot size fronting a Transit Supportive Corridor ^{.4}</p>	<p>3 additional storeys & 12.0 m ^{.2, .3}</p> <p>or</p> <p>6 additional storeys & 22.0 m ^{.3, .6}</p>
VC1	<p>Cook Truswell Village Centre = 1.5 FAR ^{.9}</p> <p>Lakeshore Village Centre = 1.5 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>Glenmore Village Centre = 1.8 FAR ^{.9}</p>	An additional 0.25 FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3}	<p>Cook Truswell Village Centre = 6 storeys & 22.0 m</p> <p>Lakeshore Village Centre = 4 storeys & 18.0 m except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>Glenmore Village Centre = 6 storeys & 22.0 m</p>	No additional height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
	<p>Guisachan Village Centre = 1.5 FAR, except 1.8 FAR when lot is fronting a Transit Supportive Corridor ^{.9}</p> <p>University Village Centre = 1.5 FAR ^{.9}</p> <p>Black Mountain Village Centre = 1.8 FAR ^{.9}</p> <p>The Ponds Village Centre = 1.5 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>			<p>Guisachan Village Centre = 4 storeys & 18.0 metres except 6 storeys & 22.0 m when lot is fronting a Transit Supportive Corridor</p> <p>University Village Centre = 4 storeys & 18.0 m</p> <p>Black Mountain Village Centre = 6 storeys & 22.0 m</p> <p>The Ponds Village Centre = 4 storeys & 18.0 m</p>	
	<p>The areas are identified in Map 4.1 within the OCP (UC1 Downtown) </p>				
UC1 (Downtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For UC1a – Arena properties = 5.0 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 20 storeys = 5.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys and up = 7.2 FAR ^{.9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For UC1a – Arena properties = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 20 storeys = 0.75 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = 1.5 additional FAR ^{.3}</p> <p>See additional rental sub-zone bonus</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For UC1a – Arena properties = 12 storeys & 44.0 m</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 20 storeys = 20 storeys & 73.0 m</p> <p>For areas identified as 26 storeys and up = 26 storeys & 95.0 m</p>	<p>For areas identified as PARK = No additional height</p> <p>For UC1a – Arena properties = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 20 storeys = 5 additional storeys & 19.0 m ^{.3}</p> <p>For areas identified as 26 storeys = 14 additional storeys & 52.0 m ^{.3}</p>
	<p>The areas are identified in Map 4.3 within the OCP (UC2 (Capri / Landmark)) </p>				

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC2 (Capri / Landmark)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 3 storeys = 1.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.6 FAR ^{.9}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = no bonus ^{.3}</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.7 additional FAR ^{.3}</p> <p>For areas identified as 26 storeys = no bonus ^{.3}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 3 storeys = 3 storeys & 12.0 m</p> <p>For areas identified as 4 storeys = 4 storeys & 18.0 m</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For areas identified as 26 storeys = See CD26 Zone for details</p>	<p>For areas identified as PARK = No additional height</p> <p>For areas identified as 3 storeys = No additional height</p> <p>For areas identified as 4 storeys = No additional height</p> <p>For areas identified as 6 storeys & UC2gg zoned lots = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3}</p> <p>For areas identified as 26 storeys = No bonus ^{.3}</p>
	<p>The areas are identified in Map 4.9 within the OCP (UC3 Midtown)</p> 				
UC3 (Midtown)	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 6 storeys = 1.8 FAR ^{.9}</p> <p>For areas identified as 12 storeys = 3.3 FAR ^{.9}</p> <p>For areas identified as 18 storeys = 4.9 FAR ^{.9}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 18 storeys = 0.5 additional FAR ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>	<p>An additional 0.3 FAR for rental only projects or affordable housing ^{.3}</p> <p>For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10, .11}</p>	<p>For areas identified as PARK = 2 storeys</p> <p>For areas identified as 6 storeys = 6 storeys & 22.0 m</p> <p>For areas identified as 12 storeys = 12 storeys & 44.0 m</p> <p>For areas identified as 18 storeys = 18 storeys & 66.0 m</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels</p>	<p>For areas identified as PARK = No additional height</p> <p>For Areas identified as 6 storeys = No additional height</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 18 storeys = 4 additional storeys & 16.0 m ^{.3}</p> <p>For site specific areas = See Section 14.15 Site Specific Parcels ^{.11}</p>

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{.1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{.1,7}	<u>Max.</u> Height with Bonus FAR
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 12 storeys = 3.3 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 4 storeys = 0.5 additional FAR ^{.3} For areas identified as 6 storeys = 0.5 additional FAR ^{.3} For areas identified as 12 storeys = 0.5 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 12 storeys = 12 storeys & 44.0 m	For areas identified as PARK = No additional height For areas identified as 4 storeys = 2 additional storeys & 8.0 m ^{.3} For areas identified as 6 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}
UC5 (Pandosy)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosy) 				
	For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 3 storeys = 1.5 FAR ^{.9} For areas identified as 4 storeys = 1.6 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} For areas identified as 8 storeys = 2.35 FAR ^{.9} For areas identified as 14 storeys = 3.9 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as PARK = no bonus ^{.3} For areas identified as 3 storeys = no bonus ^{.3} For areas identified as 4 storeys = 0.1 additional FAR ^{.3} For areas identified as 6 storeys = 0.25 additional FAR ^{.3} For areas identified as 8 storeys = 0.3 additional FAR ^{.3} For areas identified as 14 storeys = 0.5 additional FAR ^{.3}	An additional 0.3 FAR for rental only projects or affordable housing ^{.3} For rental only projects or projects with affordable housing ^{.3} that are 12 storeys and taller the FAR bonus rate is 0.05 FAR per storey ^{.10}	For areas identified as PARK = 2 storeys For areas identified as 3 storeys = 3 storeys & 12.0 m For areas identified as 4 storeys = 4 storeys & 18.0 m For areas identified as 6 storeys = 6 storeys & 22.0 m For areas identified as 8 storeys = 8 storeys & 31.0 m For areas identified as 14 storeys = 14 storeys & 52.0 m	For areas identified as PARK = No additional height For areas identified as 3 storeys = No additional height For areas identified as 4 storeys = No additional height For areas identified as 6 storeys = 2 additional storeys & 8.0 m ^{.3} For areas identified as 8 storeys = 3 additional storeys & 12.0 m ^{.3} For areas identified as 14 storeys = No additional height
I1	1.2 FAR	n/a	n/a	3 storeys & 16.0 m	No additional height
I2	1.5 FAR ^{.8}	n/a	n/a	16.0 m ^{.7}	No additional height

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density FAR ^{1,7}	<u>Max.</u> Public Amenity & Streetscape Bonus FAR	<u>Max.</u> Rental or Affordable Housing Bonus FAR	<u>Max.</u> Base Height ^{1,7}	<u>Max.</u> Height with Bonus FAR
I3	0.75 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
I4	0.4 FAR	n/a	n/a	18.0 m, except 26.0 m for accessory structures	No additional height
P1	2.0 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
P2	1.0 FAR	n/a	n/a	3 storeys & 13.5 m	No additional height
P3	0.1 FAR	n/a	n/a	10.0 m	No additional height
P4	n/a	n/a	n/a	10.0 m, except 23.0 m for accessory structures	No additional height
P5	0.5 FAR	n/a	n/a	6 storeys & 22.0 m	No additional height
HD1	2.2 FAR	n/a	n/a	36.5 m	No additional height
W1	n/a	n/a	n/a	n/a	No additional height
W2	n/a	n/a	n/a	10.0 m / 2 storeys	No additional height

FOOTNOTES (Section 14.14):

¹ When referencing maximum base [FAR](#) and maximum [height](#) regulations the “areas” referenced are the building [height](#) maps outlined within the [City](#) of Kelowna’s [Official Community Plan](#).

² The maximum [height](#) of 3 additional [storeys](#) & 12.0 metres only applies in situations where:

- a) [Lots](#) are located fronting a collector or arterial road; &
- b) [Lots](#) are within 400 m of transit stop; &
- c) The [abutting](#) lots are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#).

³ The Public Amenity & Streetscape bonus density may apply if payment is made as per [Section 6.8.2 Density Bonus](#). The Rental or Affordable Housing bonus density may apply if secured as described in [Section 6.8.3 Density Bonus](#).

⁴ The maximum [height](#) for [hotels](#) is permitted to be 12 [storeys](#) & 39.0 m only in situations where:

- a) [lots](#) are fronting a Provincial Highway; and
- b) the [abutting lots](#) are not zoned [RR1](#), [RR2](#), [RU1](#), [RU2](#), [RU3](#), [RU4](#), or [RU5](#); and
- c) [lots](#) are within the Regional Commercial Corridor Future Land Use Designations as outlined in the [OCP](#).

⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at 1 unit per 125 m² of commercial [GFA](#).

⁶ The maximum [height](#) of 6 additional [storeys](#) & 22.0 m only applies in situations where:

- a) [Lots](#) are located fronting a [Transit Supportive Corridor](#) &
- b) [Lots](#) are within 400 m of transit stop; &
- c) [Lots](#) are within 500 m of an Urban Centre; &

Section 14.14 – Density and Height					
FAR = floor area ratio / GFA = gross floor area / m = metres / m ² = square metres					
Zones	<u>Min.</u> Density (if applicable) & <u>Max.</u> Base Density <u>FAR</u> ^{.1.7}	<u>Max.</u> Public Amenity & Streetscape Bonus <u>FAR</u>	<u>Max.</u> Rental or Affordable Housing Bonus <u>FAR</u>	<u>Max.</u> Base <u>Height</u> ^{.1.7}	<u>Max. Height</u> with Bonus <u>FAR</u>
<p>d) <u>Lots</u> must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.</p> <p>^{.7} Except the maximum base <u>FAR</u> and <u>height</u> may be different on an individual <u>lot</u> basis as identified in Section 14.15 Site Specific Regulations.</p> <p>^{.8} The maximum FAR is increased to 3.0 for <u>lots</u> fronting onto one of these streets: Bay Avenue, Brent Avenue, Clement Avenue, Crowley Avenue, Ellis Street, Ethel Street, Gaston Avenue, Gordon Drive, Guy Street, Laurel Avenue, Recreation Avenue, St. Paul Street, Trench Place, Vaughan Avenue, or Weddell Place.</p> <p>^{.9} The base <u>FARs</u> are derived from the base <u>height</u> regulation. Therefore, the base <u>FARs</u> remain constant even if an owner successfully applies for a Development Variance Permit or Board of Variance order to the base <u>heights</u>.</p> <p>^{.10} For example: a 12 <u>storey</u> rental project would have a 0.6 <u>FAR</u> bonus and a 26 <u>storey</u> rental project would have a 1.3 <u>FAR</u> bonus.</p> <p>^{.11} These parcels identified in Map 14.15.1 do not qualify for any density or <u>height</u> bonusing except the rental bonusing provisions.</p> <p>^{.12} If eighty percent (80%) of the parking provided on-site is located underground (below <u>finished grade</u>) then the base <u>FAR</u> is increased by 0.25 <u>FAR</u>.</p>					

Chart GG

Original - Section 14.15 - Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18 metres.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area A)	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices; • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses within Area 'A' shown in Map 14.15a in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554 (Area B)	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
			<ul style="list-style-type: none"> • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services as permitted Principal Uses within Area 'B' shown in Map 14.15a in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd	The maximum permitted height is 15 storeys and 50 metres.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60 metres.
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> • Apartment Housing • Offices as a permitted principal Use in addition to those land uses permitted in Section 14.9
8.	Lot A, Section 1, Township 25, ODYD, Plan EPP92691	3838 Capozzi Road	To permit:

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
		(Aqua Project)	<ul style="list-style-type: none"> short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9
9.	Multiple Legal Descriptions	Lots shown on Map 14.15.3 (with the current civic addresses as: 1075-1160 Sunset Drive).	<p>To permit:</p> <ul style="list-style-type: none"> short-term rental accommodation as a principal Use in addition to those land uses permitted in Section 14.9. Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.

Section 14.15 - Site Specific Regulations - Midtown			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
10.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See Map 14.15.1 to visual identify affected parcels. The maximum FAR is 1.5
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	

Section 14.15 - Site Specific Regulations - Midtown			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	The maximum permitted height is 4 storeys and 15 metres, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37 metres.
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	

Chart HH

Proposed - Section 14.15 - Site Specific Regulations

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
1.	Lot 2 Section 30 Township 26 ODYD Plan 23753	760 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Retail • Liquor Primary Establishment (no floor area restriction) • Cultural and Recreation Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9. • Maximum building height of 18.0 m.
2.	Lot B Section 30 Township 26 ODYD Plan EPP83554	810 Clement Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Retail • Personal Service Establishment • Education Services as permitted Secondary Uses in addition to those land uses permitted in Section 14.9
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554	815 Vaughan Ave, Kelowna, BC	To permit: <ul style="list-style-type: none"> • Offices • Professional Services • Health Services • Personal Service Establishment • Retail

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
			<ul style="list-style-type: none"> • Liquor Primary Establishment • Education Services as permitted Principal Uses in addition to those land uses permitted in Section 14.9 .
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	To permit retail as a permitted principal use in addition to those land uses permitted in Section 14.9 .
5.	Lot A, Section 1 & 12, Township 25, ODYD, Plan EPP92691	3838 Capozzi Rd (Aqua Project)	To permit: <ul style="list-style-type: none"> • A maximum permitted height of 15 storeys and 50.0 m. • short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9.
6.	Lot 1, District Lot 134, Plan EPP 41204	3773-3795 Lakeshore Rd	The maximum permitted height is 18 storeys and 60.0 m.
7.	Lot A, Section 30, Township 26, ODYD, Plan 18927	907 Ethel Street	To permit: <ul style="list-style-type: none"> • Apartment Housing • Offices • Child Care Centre, Major as a permitted principal uses in addition to those land uses permitted in Section 14.9

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
8.	Lot CP (Strata Unit 101-652) Plan KAS2503	1088 Sunset Dr	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 . Except, the short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.
	Lot CP (Strata Unit 101-2003) Plan KAS2849	1128 Sunset Dr	
	Lot CP (Strata Unit PH1, PH2, PH3, PH4, & 101-2604) Plan KAS3589	1075 Sunset Dr	
	Lot CP (Strata Unit 101-420) Plan KAS3589	1083 Sunset Dr	
	Lot CP (Strata Unit 101-418) Plan KAS3589	1089 Sunset Dr	
	Lot CP (Strata Unit 101-415) Plan KAS3589	1093 Sunset Dr	
	Lot CP (Strata Unit 121-441) Plan KAS3589	1099 Sunset Dr	

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot CP Plan KAS3589	1123, 1129, 1133, & 1139 Sunset Dr	
9.	Strata Plan of Lot 1, District Lot 134, ODYD, Plan KAP77419	648-654 Cook Rd	To permit short-term rental accommodation as a principal use in addition to those land uses permitted in Section 14.9 .
10.	Lot A Section 26 Township 26 ODYD Plan EPP117920	155-179 Rutland Rd N	To permit a maximum floor area ratio of 2.35 and a maximum height of 8 storeys and 32.0 m.
11.	Lot A District Lot 9 ODYD Plan 39328	945 Guy Street	To permit a residential sales centre as a principal use in addition to those land uses permitted in Section 14.9 .
12.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	See Map 14.15.1 to visual identify affected parcels. The maximum FAR is 1.5 The maximum permitted height is 4 storeys and 15.0 m, except for Apartment Housing and Hotels the maximum permitted height is 12 storeys and 37.0 m.
	Lot A, District Lot 127, Land District 41, Plan KAP55164	2071 Harvey Ave	
	Lot 1, District Lot 127, Plan 31862	2091 Harvey Ave	
	Lot A, District Lot 127, Plan KAP48113	1840-1920 Cooper Rd	

Section 14.15 - Site Specific Regulations			
Uses and regulations apply on a site-specific basis as follows:			
	Legal Description	Civic Address	Regulation
	Lot B, District Lot 127, Land District 41, Plan KAP29104	1890 Cooper Rd	
	Lot 2, District Lot 127, Plan KAP30502	1950 Cooper Rd	
	Lot 3, District Lot 127, Land District 41, Plan KAP30502	1980 - 1990 Cooper Rd	