

CITY OF KELOWNA
BYLAW NO. 12500
TA23-0001 – Amendment to Multiple Sections
of Zoning Bylaw No. 12375

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT **Section 1 – General Administration, 1.7.1 Land Dedications and Setbacks** be amended as follows:

Deleting the following:

"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.";

And replacing it with:

"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:

- 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.";
2. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, "G"** be amended by adding in its appropriate location the following:

"GROUND-ORIENTED, COMMERCIAL means any commercial unit that has:

- (a) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street, walkway, or open 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;
- (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 groundoriented; &

(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.”;

3. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “G” GROUND-ORIENTED HOUSING** be amended as follows:

Deleting the following:

“**GROUND-ORIENTED HOUSING** means residential dwelling units of one or more storeys in height, each of which has its:

- (a) own private outdoor space attached to the dwelling unit (typically situated at ground level).
- (b) primary entrance (i.e., front door) on the exterior of the building, entered directly from a fronting publicly accessible 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.
- (c) any setback reduction granted to ground-oriented housing can be applied to the main lobby of a building.”;

And replacing it with:

“**GROUND-ORIENTED, RESIDENTIAL** means residential dwelling units of one or more storeys in height, each of which has its:

- (a) own private outdoor space attached to the dwelling unit (typically situated at ground level);
- (b) an entrance / exit door to the exterior of the building, entered directly from a fronting publicly accessible street 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; &
- (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.”;

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 General Definitions, “F” FLOOR AREA RATIO** be amended by deleting “.” and replacing it with the following:

“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.”;

5. AND THAT **Section 6 – General Development Regulations, 6.2.2 Projections Into Yards** be amended as follows:

By deleting the following:

“yard except they may project up to 2.5 metres into a required rear yard.”;

And replacing it with:

"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 zones, Rural Residential zones, and Single & Two Dwelling Zones.";

6. AND THAT **Section 6 – General Development Regulations, Table 6.8.b Affordable Housing Bonus** be amended by adding in its appropriate location the following:

"FOOTNOTES (Section 6.8.b):

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 ($\$100,000 \times 60 \times 0.02$).";

7. AND THAT **Section 6 – General Development Regulations, 6.10 Dormers** be amended by adding "6.10.1" before "All dormers must";
8. AND THAT **Section 6 – General Development Regulations, 6.10 Dormers** be amended by deleting "follow" after "All dormers must" and replacing it with "have";
9. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be deleted in its entirety and replaced with Section 13.3 outlined in **Schedule A** as attached to and forming part of this bylaw;
10. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.5 – Development Regulations** be deleted in its entirety and replaced with Section 13.5 outlined in **Schedule B** as attached to and forming part of this bylaw;
11. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.6 – Density and Height Development Regulations** be deleted in its entirety and replaced with Section 13.6 outlined in **Schedule C** as attached to and forming part of this bylaw;
12. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.7 – Site-Specific Regulations, 4.777 Denali Drive** be amended as follows:

By deleting the following:

"Apartment housing limited to 3 storeys.";

And replacing it with:

"3 storey apartment building on top of a two storey townhouse.";

13. AND THAT **Section 14 – Core Area & Other Zones, 14.1 Core Area & Other Zone Categories** be amended by deleting “HD2 – Residential and Health Support Services”;
14. AND THAT **Section 14 – Core Area & Other Zones, Section 14.6 – Health District Zone Purposes** be deleted in its entirety and replaced with Section 14.6 outlined in **Schedule D** as attached to and forming part of this bylaw;
15. AND THAT **Section 14 – Core Area & Other Zones, Section 14.8 – Core Area and Other Sub-Zones Categories** be deleted in its entirety and replaced with Section 14.8 outlined in **Schedule E** as attached to and forming part of this bylaw;
16. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Child Care Centre, Major** be amended by deleting “-” under “P2” and replacing it with “P”;
17. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Food Primary Establishment** be amended by deleting “-” under “P2” and replacing it with “S”;
18. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, Emergency and Protective Services** be amended by deleting “-” under “P4” and replacing it with “P”;
19. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the “HD2” column in its entirety;
20. AND THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses** be amended by deleting the “Single Detached Housing” row in its entirety;
21. AND THAT **Section 14 – Core Area & Other Zones, Section 14.10 – Subdivision Regulations** be amended by deleting the “HD2” row in its entirety;
22. AND THAT **Section 14 – Core Area & Other Zones, Section 14.11 – Commercial and Urban Centre Zone Development Regulations** be deleted in its entirety and replaced with Section 14.11 outlined in **Schedule F** as attached to and forming part of this bylaw;
23. AND THAT **Section 14 – Core Area & Other Zones, Section 14.13 – Health District Development Regulations** be deleted in its entirety and replaced with Section 14.13 outlined in **Schedule G** as attached to and forming part of this bylaw;
24. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height** be deleted in its entirety and replaced with Section 14.14 outlined in **Schedule H** as attached to and forming part of this bylaw;

25. AND THAT **Section 14 – Core Area & Other Zones, Section 14.15 – Site-Specific Regulations** be deleted in its entirety and replaced with Section 14.15 outlined in **Schedule I** as attached to and forming part of this bylaw;
26. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15.2 – HD1 Height Map** be deleted in its entirety;
27. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15a – 810 Clement Ave (Area A) & 815 Vaughan Ave (Area B)** be deleted in its entirety;
28. AND THAT **Section 14 – Core Area & Other Zones, Map 14.15.3 – Properties with Site Specific Short-Term Rental Accommodation regulations** be deleted in its entirety;
29. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.5 – CD17 Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

"7.5 m² per bachelor dwelling unit
5.0 m² per 1-bedroom dwelling unit
25 m² per dwelling unit with more than 1-bedroom";

And replacing it with:

"6.0 m² per bachelor dwelling unit
10.0 m² per 1-bedroom dwelling unit
15 m² per dwelling unit with more than 1-bedroom";

30. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Capri Centre Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

"7.5 m² per bachelor dwelling unit
5.0 m² per 1-bedroom dwelling unit
25 m² per dwelling unit with more than 1-bedroom";

And replacing it with:

"6.0 m² per bachelor dwelling unit
10.0 m² per 1-bedroom dwelling unit
15 m² per dwelling unit with more than 1-bedroom";

31. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.3.5 – CD17 Development Regulations, Min. Common and Private Amenity Space** be amended as follows:

By deleting the following:

“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.”;

And replacing it with:

“³ 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. 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.”;

32. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
33. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Home Based Business, Minor** be amended by deleting “-” under “AREA I Village Centre” and relacing it with “S”;
34. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Home Based Business, Minor** be amended by deleting “-” under “AREA II Winery” and relacing it with “S”;
35. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses, Short-Term Rental Accommodations** be amended by deleting “S” under “AREA I Village Centre” and relacing it with “P”;
36. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by inserting a row for “Stacked Townhouses” under the “Single Detached Housing” row and adding “P” to the “Stacked Townhouses” row under “AREA I Village Centre”, under “AREA II Winery and Resort Accommodation”, under “AREA III Hillside Resort Accommodation”, and under “AREA IV Waterfront Resort Accommodations”;

37. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting the “.” After “FOOTNOTES (Section 15.4.3”;
38. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended as follows:

Deleting the following:

“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 not exceed 175 m2 per dwelling unit (excluding garages). Type B dwelling units must be served by a common on-site or offsite reservation centre(s).”;

39. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.3 – CD18 Permitted Land Uses** be amended by deleting all “⁵” footnotes;
40. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by deleting “Uses” above “Max. Density¹” and replacing it with “Criteria”;
41. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by inserting a row for “Max. Net Floor Area for Secondary Suites” under the “Min. Setback between Principal Buildings” row and adding “90m²” to the “Max. Net Floor Area for Secondary Suites” row under “AREA I Village Centre”, under “AREA II Winery and Resort Accommodation”, under “AREA III Hillside Resort Accommodation”, and under “AREA IV Waterfront Resort Accommodations”;
42. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by inserting a row for “Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses” under the “Min. Setback from the CD Zone boundary” row and adding the following to the “Min. Common and Private Amenity Space for any Apartment Housing, Stacked Townhouses, or Townhouses” row under “AREA I Village Centre”, “AREA II Winery and Resort Accommodation”, “AREA III Hillside Resort Accommodation”, and “AREA IV Waterfront Resort Accommodations”:
- 7.5 m2 per bachelor dwelling unit
15.0 m2 per 1-bedroom dwelling unit
25 m2 per dwelling unit with more than 1- bedroom⁶”;

43. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.4.5 – CD18 Development Regulations** be amended by adding “and Area IV” after “Signage for Area III”;
44. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.5.3 – CD20 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
45. AND THAT **Section 15 – Comprehensive Development Zones, Section 15.7.3 – CD26 Permitted Land Uses** be amended by deleting “Recycled Materials Drop-Off Centre” and replacing it with “Recycling Drop-Offs”;
46. AND FURTHER THAT **Section 15 – Comprehensive Development Zones, Section 15.7.5 – CD26 Development Regulations** be amended by deleting “to the accessible open space identified in 1.11 (h)” after “(b) in addition”;
47. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 3rd day of April, 2023.

Considered at a Public Hearing on the 18th day of April, 2023.

Amended at first reading by the Municipal Council this 18th day of April, 2023.

Read a second and third time by the Municipal Council this 18th day of April, 2023.

Approved under the Transportation Act this 24th day of April, 2023.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE A

Section 13.3 - Permitted Land Uses			
Uses	Zones (<u>'P'</u> Principal Use, <u>'S'</u> 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}
Health Services	-	-	<u>S</u> ^{.2}
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>
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}

Section 13.3 - Permitted Land Uses

<u>Uses</u>	Zones (‘P’ <u>Principal Use</u> , ‘S’ <u>Secondary Use</u> , ‘-’ Not Permitted)		
	MF1	MF2	MF3
<p>FOOTNOTES (Section 13.3):</p> <p>¹ <u>Group homes</u> are only permitted within a <u>single detached housing</u>, <u>semi-detached housing</u>, or a <u>duplex housing</u> form.</p> <p>² These <u>land uses</u> are only permitted on <u>transit supportive corridors</u> and these <u>land uses</u> are not permitted above the first <u>storey</u>. Except, <u>Health Services</u> is permitted as a <u>principal use</u> without any floor area or storey restriction when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>³ <u>Secondary suites</u> are only permitted within <u>single detached housing</u> and a maximum of one <u>secondary suite</u> is permitted per <u>lot</u>. <u>Single detached housing</u> are permitted as a <u>principal use</u> and <u>secondary suites</u> are permitted as <u>secondary use</u> only when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>⁴ <u>Townhouses</u> and/or <u>stacked townhouses</u> are only permitted if the majority of the residential <u>dwelling units</u> are in the form of <u>apartment housing</u>.</p> <p>⁵ <u>Home-based business, major</u> is only permitted when the <u>lot</u> has two (2) or less principal <u>dwelling units</u>.</p> <p>⁶ <u>Home-based business, major</u> is only permitted within <u>ground-oriented dwelling units</u> fronting <u>transit supportive corridors</u>, <u>ground-oriented dwelling units</u> within <u>urban centres</u>, or <u>ground-oriented dwelling units</u> within <u>village centres</u>.</p> <p>⁷ <u>Child care centre, major</u> and <u>child care centre, minor</u> is permitted as a <u>principal use</u> when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p> <p>⁸ <u>Emergency and protective services</u> and <u>group homes</u> are permitted as a <u>principal use</u> only when the <u>lot</u> exists within the C-HTH – Core Area – Health District <u>OCP</u> future land use designation.</p>			

SCHEDULE B

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% ^{.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}
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

Section 13.5 – Development Regulations

m = metres / m² = square metres

		Zones		
		MF1	MF2	MF3
Min. Common and Private Amenity Space	For Developments with 1 to 10 Dwelling Units	n/a	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}
	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}	
	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}	
Max. Building Frontage		A continuous building frontage shall not exceed 100 m in length.		

FOOTNOTES (Section 13.5):

- ¹ For lots 17.0 m or wider, the minimum **side yard** setback is increased to 2.1 m.
- ² **Side yards** are not required for **semi-detached housing** or **townhouses** on a **lot line** that has a **party wall** agreement
- ³ The minimum setback for **ground-oriented** residential units can be reduced to 2.0 metres if both criteria are met:
 - a) 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**.
 - b) The minimum **net floor area** for **ground-oriented** residential units on the first floor is 11 m². See **example diagram Figure 5.13**.
- 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.

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones		
	MF1	MF2	MF3
<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> <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>			

SCHEDULE C

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 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}
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 or Flanking 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: <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. ^{.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. ^{.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:				

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
(a) lots are fronting a Provincial Highway; and			
(b) lots are within 400 m of a 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 m ² of commercial GFA.			
^{.6} 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.			

SCHEDULE D

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.

SCHEDULE E

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"> • rcs – 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"> • rcs – 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"> • rcs – 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.
<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.

Section 14.8 – Core Area and Other Sub-Zones Categories

Category	Zones and Sub-Zones	Sub-Zone Purposes
	<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.
	<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.

Section 14.8 – Core Area and Other Sub-Zones Categories

Category	Zones and Sub-Zones	Sub-Zone Purposes
	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.
	<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

SCHEDULE F

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 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 for Ground-Oriented, Residential	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
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	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 / m² = 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}				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 ^{.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 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. 								

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
	<ul style="list-style-type: none"> 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	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).								

FOOTNOTES (Section 14.11):

- ^{.1} The minimum setback for **ground-oriented, residential** units can be reduced to 2.0 metres if both criteria are met:
 - 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 Figure 5.12**.
 - b) The minimum **net floor area** for **ground-oriented, residential** units on the first floor is 11 m². See **Example Diagram Figure 5.13**.
- ^{.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.
- ^{.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**.
- ^{.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**.
- ^{.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**.
- ^{.6} The minimum side yard is 4.0 m when **abutting** a **single & two dwelling zone** or **rural residential zone**.
- ^{.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,

Section 14.11 – Commercial and Urban Centre Zone Development Regulations

m = metres / m² = square metres

Criteria	Zones								
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5
<p>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%.</p> <p>.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.</p> <p>.11 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. 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>.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).</p> <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>									

SCHEDULE G

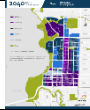
Section 14.13 – Health District Development Regulations m = metres / m ² = square metres	
Criteria	Zones
	HD1
Max. Site Coverage of all Buildings	100%
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations
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.	

SCHEDULE H

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 3 additional storeys & 12 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 / m² = 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
	<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 m 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>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>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>


Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = 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
	See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as 26 storeys = 1.5 additional FAR ^{.3}			For areas identified as 20 storeys = 5 additional storeys & 19.0 m ^{.3} For areas identified as 26 storeys = 14 additional storeys & 52.0 m ^{.3}
UC2 (Capri / Landmark)	The areas are identified in Map 4.3 within the OCP (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 & 12.0 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>

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = 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
					For areas identified as 26 storeys = No bonus ^{.3}
UC3 (Midtown)	<p align="center">The areas are identified in Map 4.9 within the OCP (UC3 Midtown)</p> 				
	<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 / m² = 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
UC4 (Rutland)	The areas are identified in Map 4.7 within the OCP (UC4 Rutland)				
	<p>For areas identified as PARK = 0.5 FAR ^{.9}</p> <p>For areas identified as 4 storeys = 1.6 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>See Underground Parking Base FAR Adjustments ^{.12}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 6 storeys = 0.5 additional FAR ^{.3}</p> <p>For areas identified as 12 storeys = 0.5 additional FAR ^{.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 4 storeys = 4 storeys & 18.0 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 PARK = No additional height</p> <p>For areas identified as 4 storeys = 2 additional storeys & 8.0 m ^{.3}</p> <p>For areas identified as 6 storeys = 3 additional storeys & 12.0 m ^{.3}</p> <p>For areas identified as 12 storeys = 3 additional storeys & 12.0 m ^{.3}</p>
UC5 (Pandosa)	The areas are identified in Map 4.5 within the OCP (UC5 Pandosa)				
	<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 = 1.8 FAR ^{.9}</p> <p>For areas identified as 8 storeys = 2.35 FAR ^{.9}</p>	<p>For areas identified as PARK = no bonus ^{.3}</p> <p>For areas identified as 3 storeys = no bonus ^{.3}</p> <p>For areas identified as 4 storeys = 0.1 additional FAR ^{.3}</p> <p>For areas identified as 6 storeys = 0.25 additional FAR ^{.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 = 6 storeys & 22.0 m</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 = 2</p>

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = 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
	For areas identified as 14 storeys = 3.9 FAR ^{.9} See Underground Parking Base FAR Adjustments ^{.12}	For areas identified as 8 storeys = 0.3 additional FAR ^{.3} For areas identified as 14 storeys = 0.5 additional FAR ^{.3}		For areas identified as 8 storeys = 8 storeys & 31.0 m For areas identified as 14 storeys = 14 storeys & 52.0 m	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
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

Section 14.14 – Density and Height

FAR = floor area ratio / GFA = gross floor area / m = metres / m² = 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
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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](#) & 12.0 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; &
 - d) [Lots](#) must be fronting one of these roads: Clement Avenue, Gordon Drive, a Provincial Highway, Spall Road, Enterprise Way, or Springfield Drive.
- ^{.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](#).
- ^{.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.
- ^{.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](#).
- ^{.10} For example: a 12 [storey](#) rental project would have a 0.6 [FAR](#) bonus and a 26 [storey](#) rental project would have a 1.3 [FAR](#) bonus.
- ^{.11} These parcels identified in [Map 14.15.1](#) do not qualify for any density or [height](#) bonusing except the rental bonusing provisions.
- ^{.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](#).

SCHEDULE I

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	<p>To permit:</p> <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	<p>To permit:</p> <ul style="list-style-type: none"> • Offices • Retail • Personal Service Establishment • Education Services <p>as permitted Secondary Uses in addition to those land uses permitted in Section 14.9</p>
3.	Lot B Section 30 Township 26 ODYD Plan EPP83554	815 Vaughan Ave, Kelowna, BC	<p>To permit:</p> <ul style="list-style-type: none"> • Offices • Professional Services • Health Services • Personal Service Establishment • Retail • Liquor Primary Establishment • Education Services <p>as permitted principal uses in addition to those land uses permitted in Section 14.9.</p>
4.	Lot A Section 30 Township 26 ODYD, Plan KAP75328, Except Plan KAP87231	1171-1199 Gordon Drive, Kelowna, BC	<p>To permit retail as a permitted principal use addition to those land uses permitted in Section 14.9.</p>
5.	Lot A, Section 1 & 12, Township 25, Plan EPP92691	3838 Capozzi Rd (Aqua Project)	<p>To permit:</p> <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	<p>The maximum permitted height is 18 storeys and 60.0 m.</p>

Section 14.15 - Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
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 Use in addition to those land uses permitted in Section 14.9
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	
	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 .

Section 14.15 - Site Specific Regulations

Uses and regulations apply on a site-specific basis as follows:

	Legal Description	Civic Address	Regulation
12.	Lot 1, District Lot 127, Land District 41, Plan KAP31861	2061 Harvey Ave	<p>See Map 14.15.1 to visual identify affected parcels.</p> <p>The maximum FAR is 1.5</p> <p>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.</p>
	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	
	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	