

# CITY OF KELOWNA

## BYLAW NO. 12546

### Official Community Plan Amendment No. OCP23-0006 Various Chapters and Policy Maps

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A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

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

1. THAT **Schedule "A" Chapter 3 - Future Land Use, Suburban – Residential (S-RES), Supported Uses and Typologies** be amended as follows:

Deleting the following:

"These portions of suburban neighbourhoods support single and two dwelling housing, with opportunities for secondary suites and carriage houses. Complementary uses such as minor care centres and home-based businesses may also be supported, but larger non-residential uses in Suburban Neighbourhoods should be directed towards Neighbourhood Commercial or **Village Centre** lands.";

And replacing it with:

"These portions of suburban neighbourhoods support single and two dwelling housing, with opportunities for secondary suites and carriage houses. Complementary uses such as minor care centres, home-based businesses, neighbourhood parks and natural areas may also be supported, but larger non-residential uses in Suburban Neighbourhoods should be directed towards Neighbourhood Commercial or **Village Centre** lands.";

2. AND THAT **Schedule "A" Chapter 3 – Future Land Use, Map 3.1 Future Land Use** be amended by deleting Map 3.1 in its entirety and replacing it with Schedule "A" attached to and forming part of this bylaw.;

3. AND THAT **Schedule "A" Chapter 4 – Urban Centres, Policy 4.12.1 Diverse Housing Forms** be amended as follows:

Deleting the following:

"Ensure a diverse mix of **medium- density** and **high-density** housing forms that support a variety of households, income levels and life stages.";

And replacing it with:

“Ensure a diverse mix of **medium-density** and **high-density** housing forms in Urban Centres to support a variety of households types and sizes, income levels and life stages.”;

4. AND THAT **Schedule “A” Chapter 4 – Urban Centres, Policy 4.12.2. Family-Friendly Housing** be amended as follows:

Deleting the following:

**“Policy 4.12.2. Family-Friendly Housing.**

Incorporate **ground-oriented** units in the design of multi-family developments to support family-friendly housing types. Ensure that multi-unit developments include a variety of unit sizes, encouraging 10 per cent of new units to be three or more bedrooms.”;

And replacing it with:

**“Policy 4.12.2. Ground Oriented Housing.**

Incorporate **ground-oriented** units in the design of multi-family developments in Urban Centres to support a variety of household types and sizes.”;

5. AND THAT **Schedule “A” Chapter 4 – Urban Centres** be amended by adding in its appropriate location the following:

**“Policy 4.12.7. Bedroom Composition.**

Encourage 10 per cent of new units to include three or more bedrooms.”;

6. AND THAT **Schedule “A” Chapter 4 – Urban Centres, Map 4.9 Midtown Building Heights** be amended by deleting Map 4.9 in its entirety and replacing it with Schedule “B” attached to and forming part of this bylaw.;

7. AND THAT **Schedule “A” Chapter 5 – The Core Area, Policy 5.2.2.** be amended as follows:

Deleting the following:

**“Policy 5.2.2. Low Rise Corridor Development**

Encourage **low rise** apartments and stacked townhouses up to six storeys in height in **Core Area** Neighbourhoods that front or directly about **Transit Supportive Corridors**. Consider lower heights for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to **higher capacity transit** along Highway 97, a major intersection, or near an **Urban Centre**, with due consideration for the context of the surrounding neighbourhood.”;

And replacing it with:

### **"Policy 5.2.2. Building Height**

Encourage housing forms up to six storeys in height in **Core Area** Neighbourhoods that front or directly abut **Transit Supportive Corridors**. Consider heights below six storeys for such projects where adjacent neighbourhoods are not anticipated to experience significant infill and redevelopment. Consider buildings above six storeys where the project is adjacent to **higher capacity transit** along Highway 97, a major intersection, or near an **Urban Centre**, with due consideration for the context of the surrounding neighbourhood.";

8. AND THAT **Schedule "A" Chapter 5 – The Core Area, Figure 5.2 Clement Avenue Corridor** be amended by deleting "Gordon St." and replacing it with "Gordon Dr.";

9. AND THAT **Schedule "A" Chapter 5 – The Core Area, Policy 5.11.1 Diverse Housing Forms** be amended as follows:

Deleting the following:

"Ensure a diverse mix of **low** and **medium** density housing forms in the Core Area that support a variety of households, income levels and life stages."

And replacing it with:

"Ensure a diverse mix of **low** and **medium** density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages."

10. AND THAT **Schedule "A" Chapter 5 – The Core Area** be amended as follows"

Deleting the following:

#### **"Policy 5.11.3. Family-Friendly Housing.**

Incorporate ground-oriented units in the design of multi-family developments to support family-friendly housing types. Ensure that multi-family developments include a variety of unit sizes, encouraging 10 per cent of units to be three or more bedrooms."

And replacing it with:

#### **"Policy 5.11.3. Ground Oriented Housing.**

Incorporate ground-oriented units in the design of multi-family developments in the Core Area to support a variety of household types and sizes."

11. AND THAT **Schedule "A" Chapter 5 –The Core Area** be amended by adding in its appropriate location the following:

#### **"Policy 5.11.8. Bedroom Composition.**

Encourage 10 per cent of new units to include three or more bedrooms.";

12. AND THAT **Schedule "A" Chapter 6 – The Gateway, Objective 6.4. Support the continued development of industrial lands** be amended by adding in its appropriate location the following:  
  
**"Policy 6.4.7. Industrial Employment.**  
  
Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.";
13. AND THAT **Schedule "A" Chapter 10 – Parks, Policy 10.1.13. Synergize other infrastructure opportunities** be amended by adding the word "parks" after the word "Integrate.";
14. AND THAT **Schedule "A" Chapter 10 – Parks, Map 10.1 Linear Corridors and Trails** be amended by deleting Map 10.1 in its entirety and replacing it with Schedule "C" attached to and forming part of this bylaw.;
15. AND THAT **Schedule "A" Chapter 11 – Heritage, Footnote on Page 120** be amended by deleting "10 Parks" and replacing it with "11 Heritage.";
16. AND THAT **Schedule "A" Chapter 12 – Climate Resiliency, Footnote on Page 123** be amended by deleting "10 Parks" and replacing it with "12 Climate Resiliency.";
17. AND THAT **Schedule "A" Chapter 13 – Infrastructure, Footnote on Page 129** be amended by deleting "10 Parks" and replacing it with "13 Infrastructure.";
18. AND THAT **Schedule "A" Chapter 13 – Infrastructure, Policy 13.1.3. Transportation Infrastructure Investments** be amended by adding after "Maps 13.1, 13.2, 13.3, 13.4 and 13.5" the following:  
  
"Ensure adequate Rights-of-Way are established to accommodate existing and future transportation needs for pedestrians, cyclists, transit services, vehicle travel, goods movement, boulevards, including street trees, and drainage and utility service corridors, as illustrated in the City of Kelowna OCP Map 10.1 Linear Corridors and 13.1 Functional Road Class Map, including overlay maps 13.2-13.5, and corresponding classification ROW as identified in Subdivision Servicing Bylaw Schedule 4, as amended.";
19. AND THAT **Schedule "A" Chapter 13 – Infrastructure, Map 13.1 Functional Road Classification** be amended by deleting Map 13.1 in its entirety and replacing it with Schedule "D" attached to and forming part of this bylaw.;
20. AND THAT **Schedule "A" Chapter 13 – Infrastructure, Map 13.3 Biking Overlay Functional Road Class** be amended by deleting Map 13.3 in its entirety and replacing it with Schedule "E" attached to and forming part of this bylaw.;
21. AND THAT **Schedule "A" Chapter 13 – Infrastructure, Map 13.5 Functional Road Classification – DCC Project Overlay** be amended by deleting Map 13.5 in its entirety and replacing it with Schedule "F" attached to and forming part of this bylaw.;

22. AND THAT **Schedule "A" Chapter 14 – Natural Environment, Footnote on Page 143** be amended by deleting "10 Parks" and replacing it with "14 Natural Environment".;
23. AND THAT **Schedule "A" Chapter 14 – Natural Environment, Policy 14.5.3. Environmentally Sensitive Area Protection Tools** be amended by deleting "City park or natural area" and replacing it with "City park or natural areas".;
24. AND THAT **Schedule "A" Chapter 15 – Natural Hazard Areas, Footnote on Page 150** be amended by deleting "10 Parks" and replacing it with "15 Natural Hazard Areas".;
25. AND THAT **Schedule "A" Chapter 16 – Making the Plan Work, Footnote on Page 153** be amended by deleting "10 Parks" and replacing it with "16 Making the Plan Work".;
26. AND THAT **Schedule "A" Chapter 17 – Definitions Low Rise Building** be amended as follows:  
  
By deleting the following:  
  
"Buildings lower than six storeys in height."  
  
And replacing it with:  
  
"Buildings up to six storeys in height."
27. AND THAT **Schedule "A" Chapter 18 – Form and Character Townhouses and Infill 3.3.6. Building Articulation, Features, and Materials** be amended as follows:  
  
By deleting the following:  
  
"f. Use durable, low-maintenance materials that withstand the local climate (e.g.: wood, natural stone, masonry, metal panels, fibre cement siding, or approved alternatives). Vinyl siding, large areas of stucco, and imitation stone/rock are discouraged and should generally be avoided."  
  
And replacing it with:  
  
"f. Use durable, low-maintenance materials that withstand the local climate (e.g.: wood, natural stone, masonry, metal panels, fibre cement siding, or approved alternatives). Vinyl siding and imitation stone/rock are discouraged and should generally be avoided.  
  
j. Infill designs should not be repetitive in nature and variation between properties is encouraged.";
28. AND FURTHER THAT **Schedule "A"** be amended by deleting all references to "Map 21.1 Natural Area - Development Permit Areas" and replacing them with "Map 21.1 Natural Environment – Development Permit Areas".;

29. 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 19<sup>th</sup> day of June, 2023.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

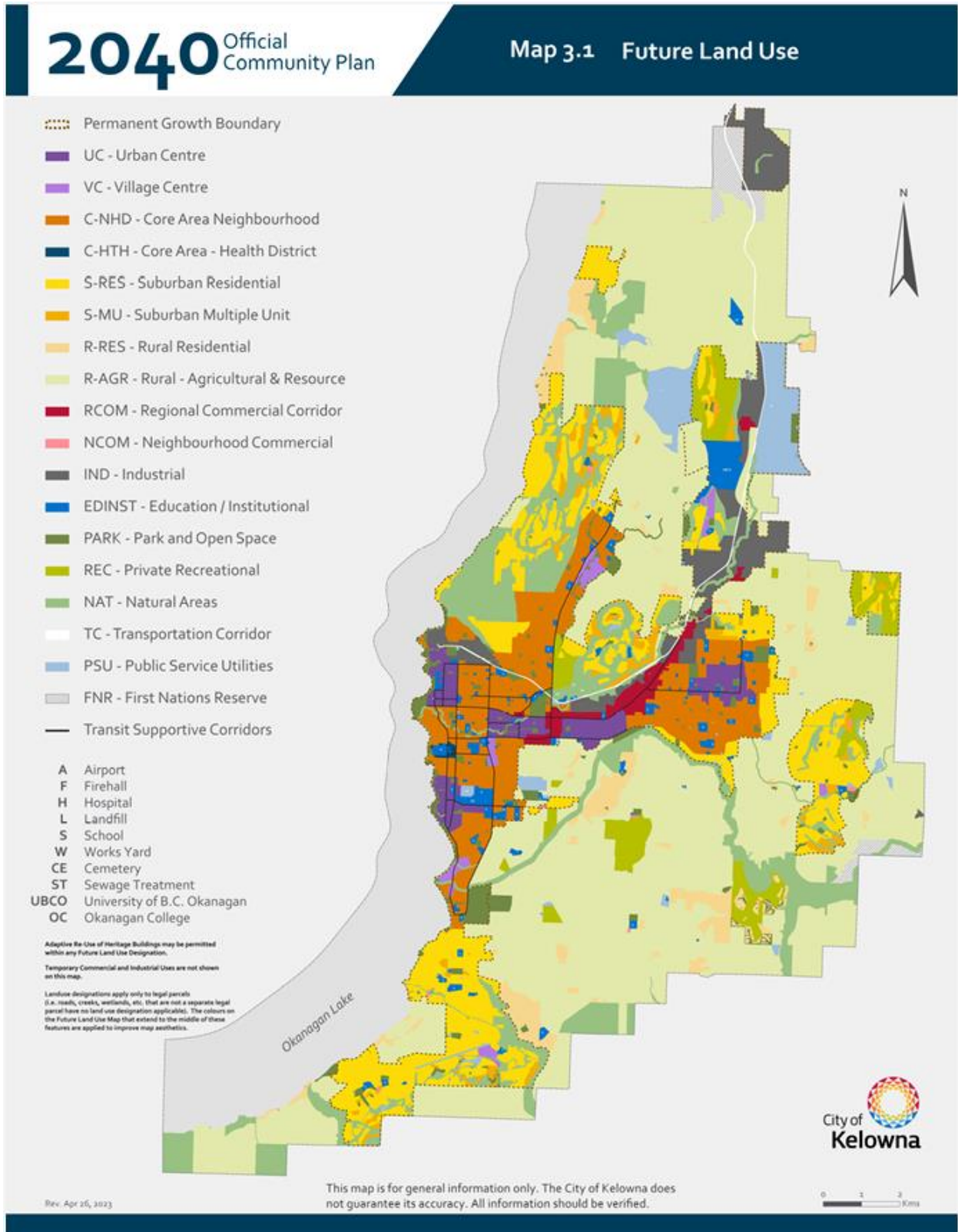
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Mayor

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City Clerk

Schedule A

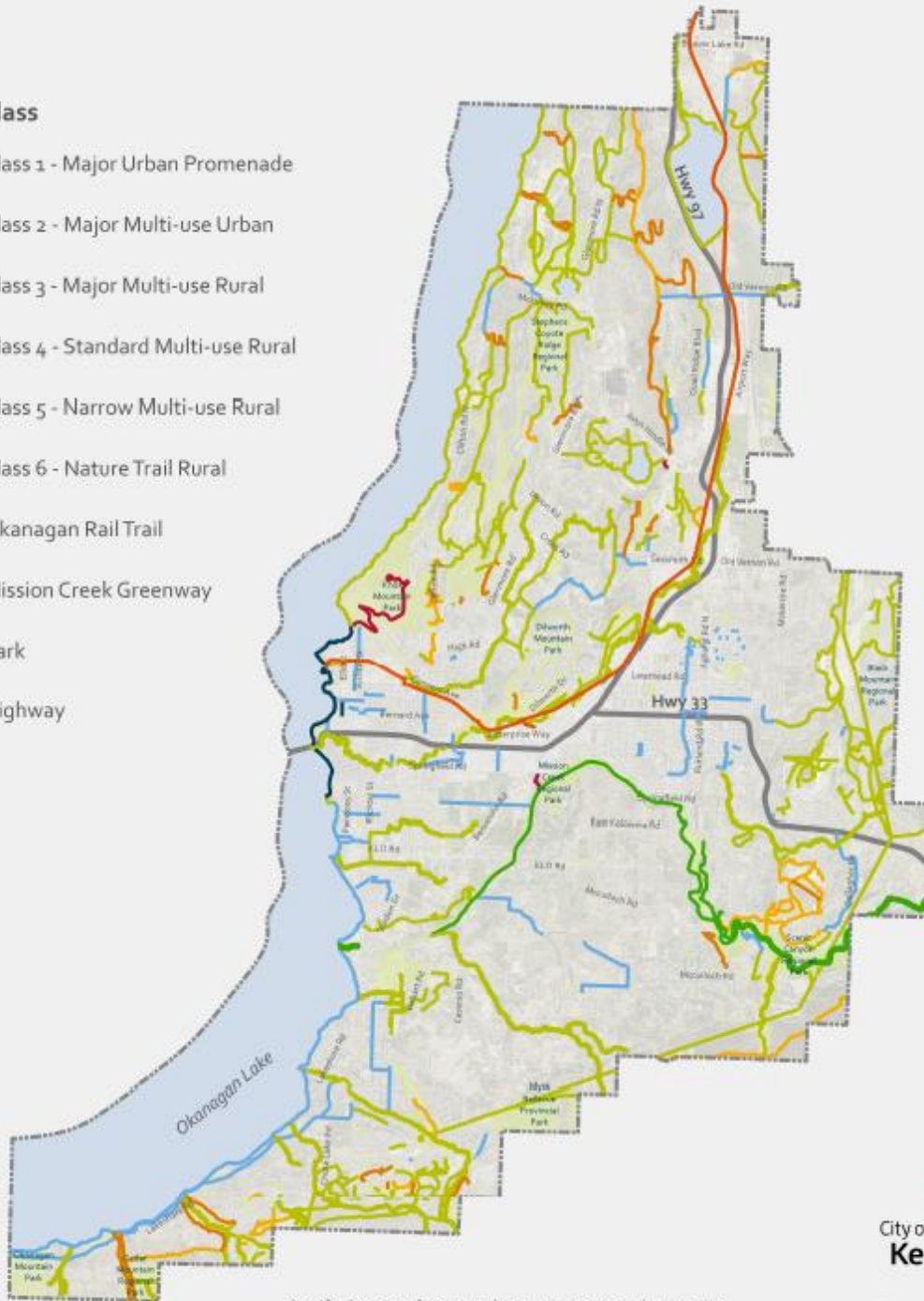






**Trail Class**

- Class 1 - Major Urban Promenade
- Class 2 - Major Multi-use Urban
- Class 3 - Major Multi-use Rural
- Class 4 - Standard Multi-use Rural
- Class 5 - Narrow Multi-use Rural
- Class 6 - Nature Trail Rural
- Okanagan Rail Trail
- Mission Creek Greenway
- Park
- Highway



Rev. May 16, 2023

Specific alignments for proposed transportation network connections will be determined through a detailed design process.

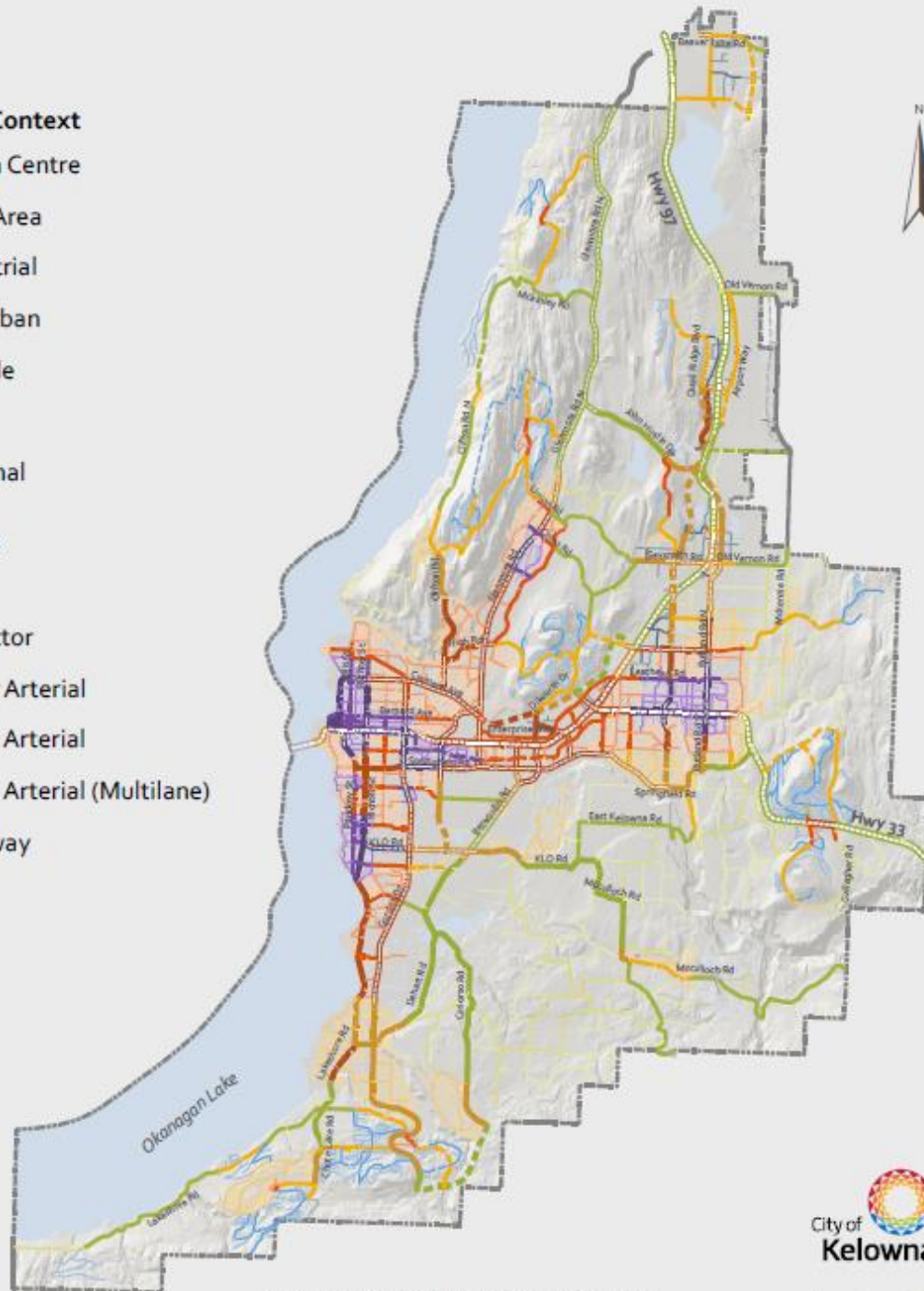


**Land Use Context**

- Urban Centre
- Core Area
- Industrial
- Suburban
- Hillside
- Rural
- External

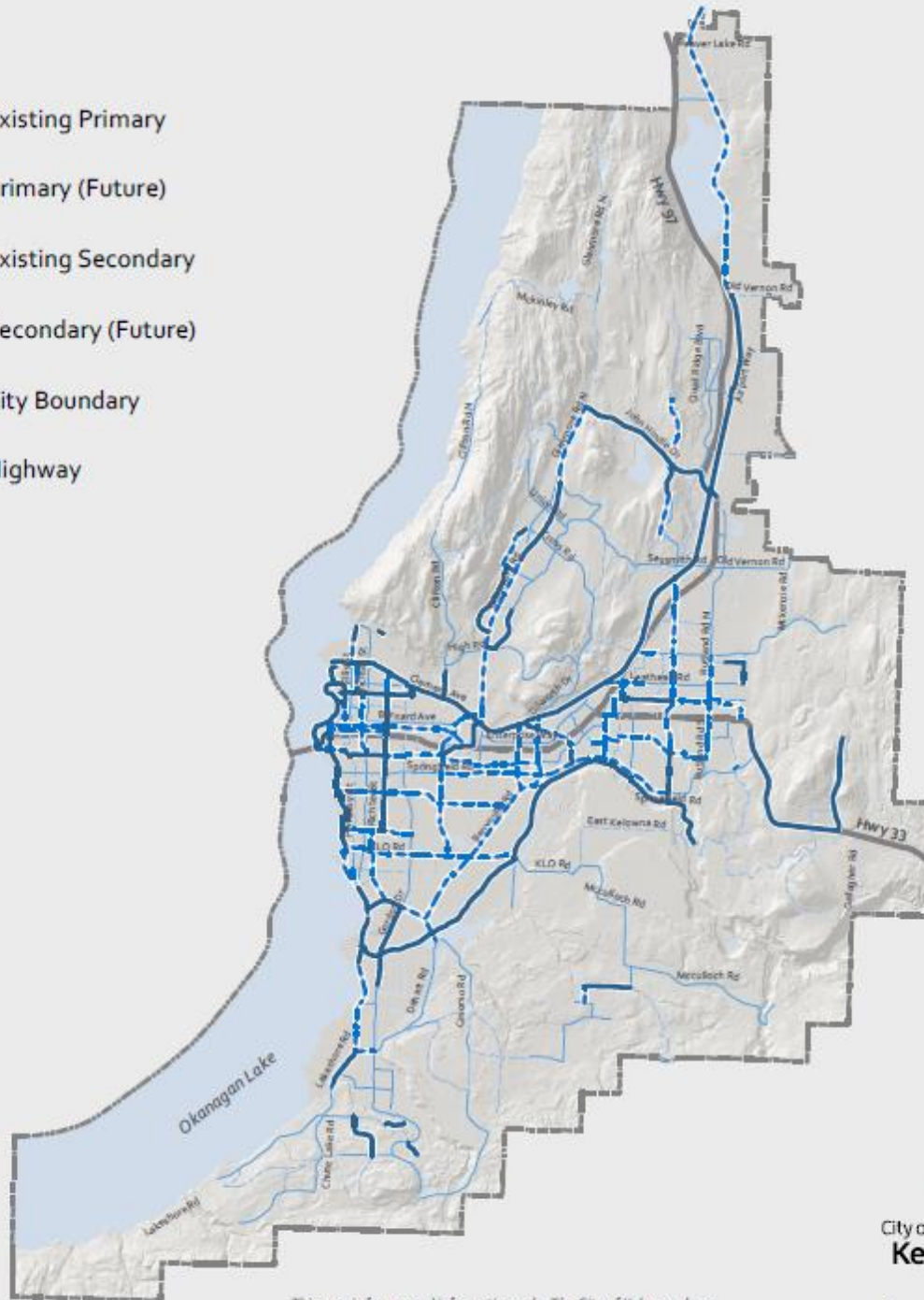
**Road Class**

- Local
- Collector
- Minor Arterial
- Major Arterial
- Major Arterial (Multilane)
- Highway

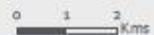


Note: Specific alignments for proposed transportation network connections will be determined through a detailed design process.







-  Existing Primary
-  Primary (Future)
-  Existing Secondary
-  Secondary (Future)
-  City Boundary
-  Highway

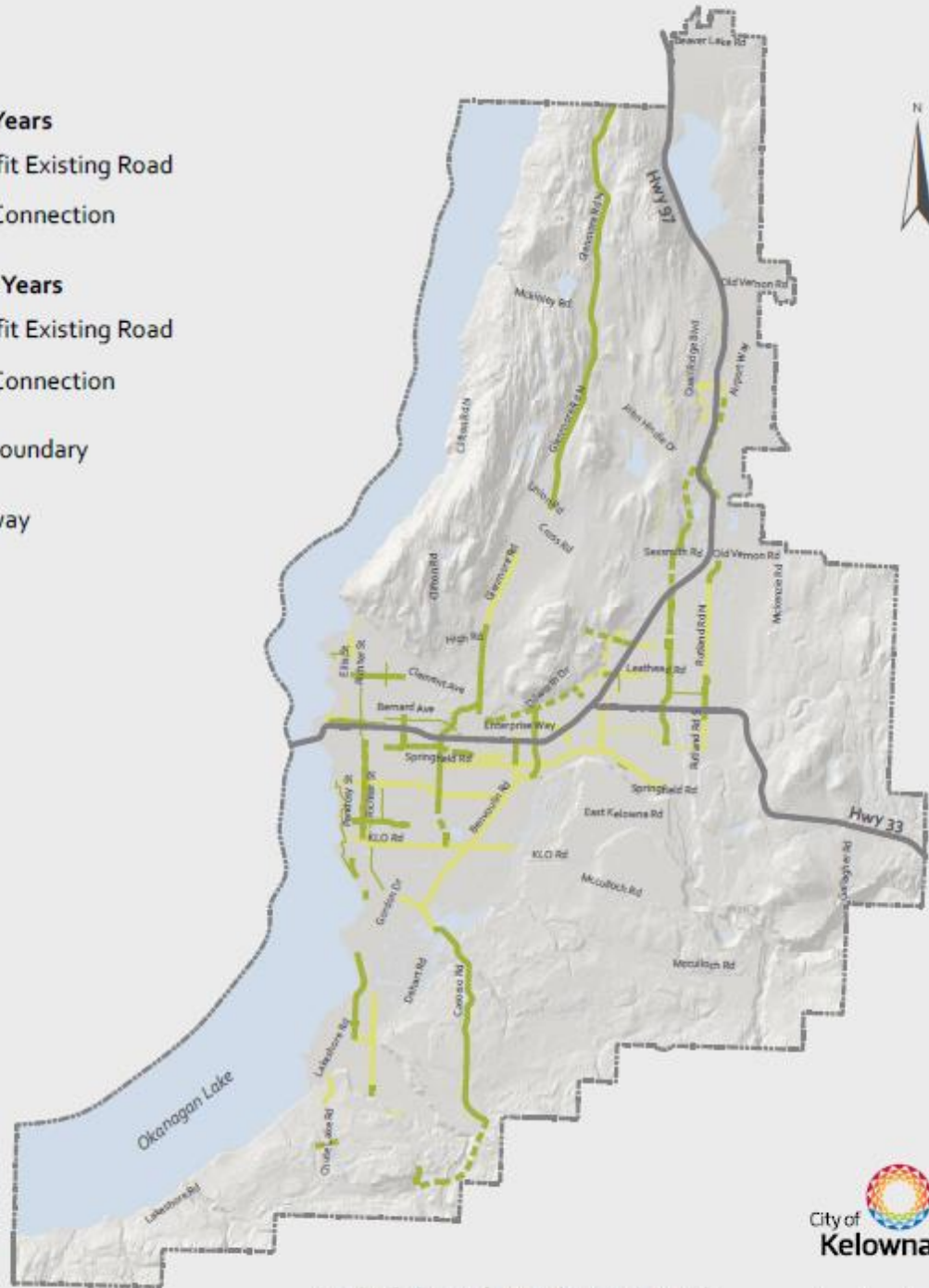


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.





- Within 20 Years**
-  Retrofit Existing Road
-  New Connection
- Beyond 20 Years**
-  Retrofit Existing Road
-  New Connection
-  City Boundary
-  Highway



Note: Specific alignments for proposed transportation network connections will be determined through a detailed design process.



0 1 2 Kms