

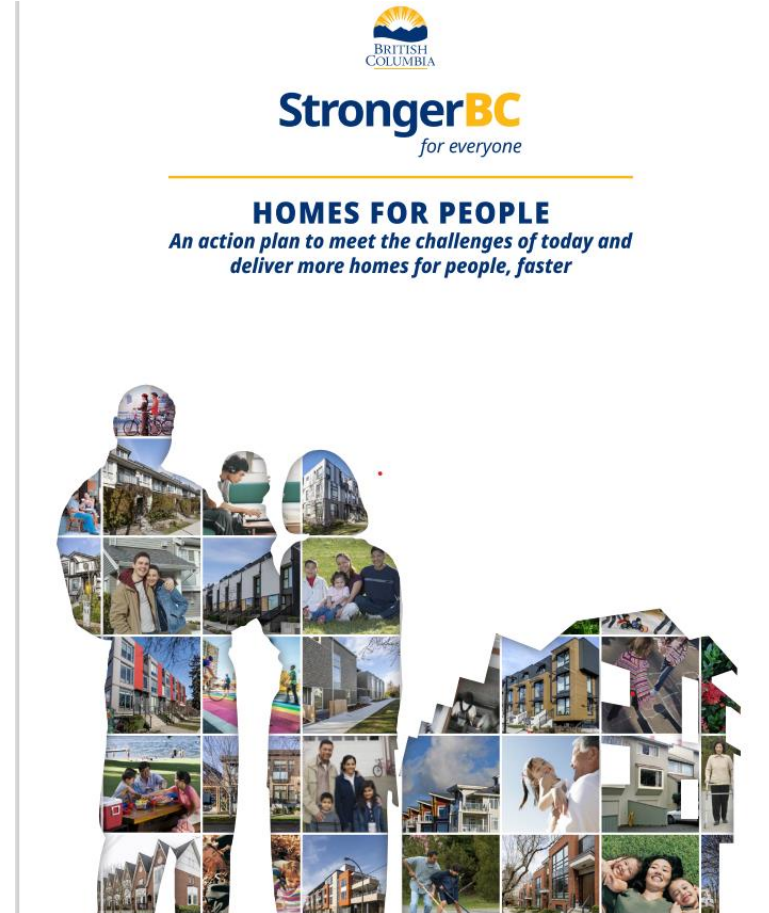


City of
Kelowna

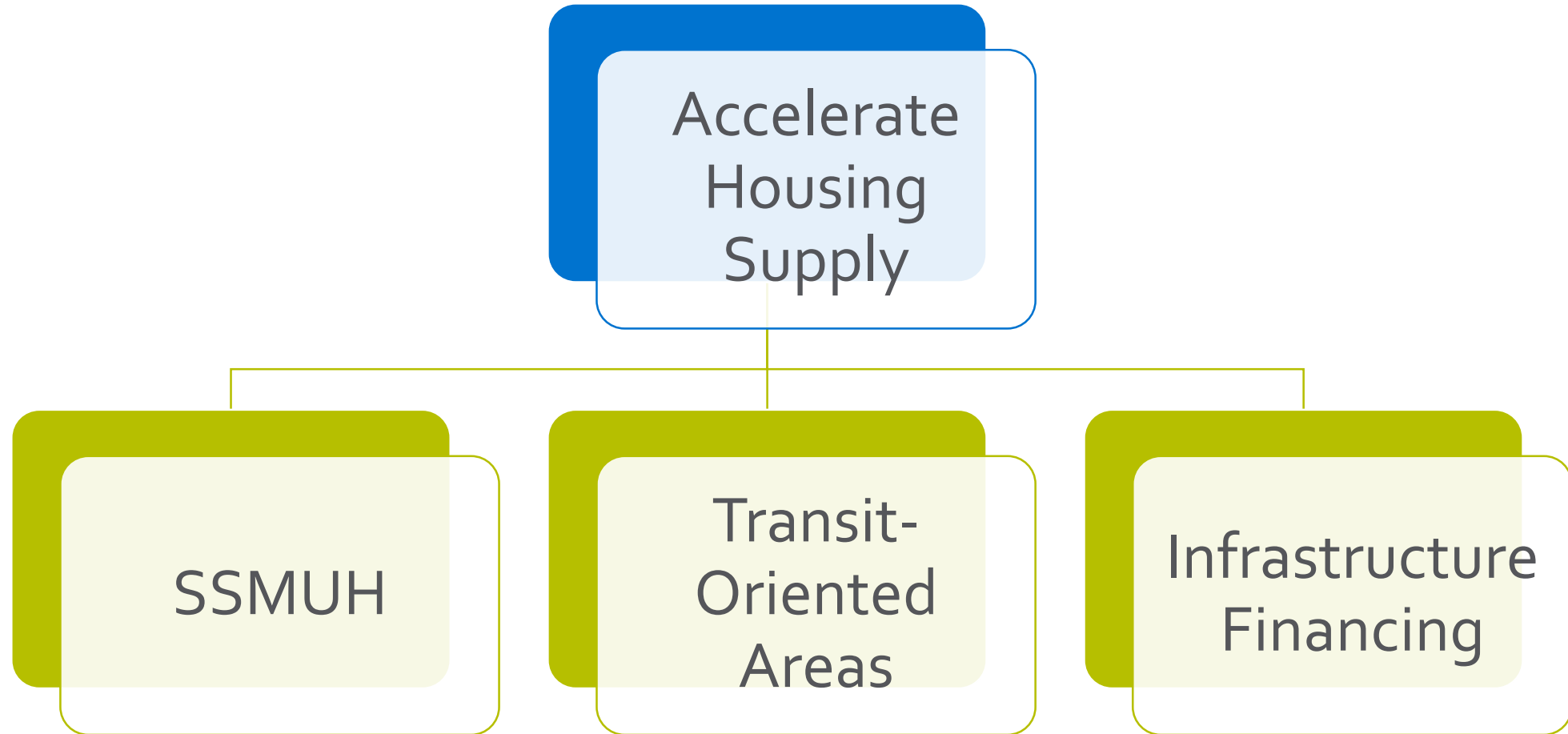
Provincial Legislation Changes: What this means for CoK

Provincial Action to Create more Homes

- ▶ Accelerate homes for people in existing neighborhoods
- ▶ Reduce delays for housing approvals
- ▶ Create more housing forms that are 'attainable' for families, seniors, young people to stay in their communities



3 New Provincial Legislation Streams



City of **Kelowna**

Small-Scale, Multi-Unit Housing (4 units)

Housing Types

- ✓ Secondary suites
- ✓ Detached accessory dwelling units
- ✓ Duplexes
- ✓ Triplexes/houseplexes
- ✓ Townhomes



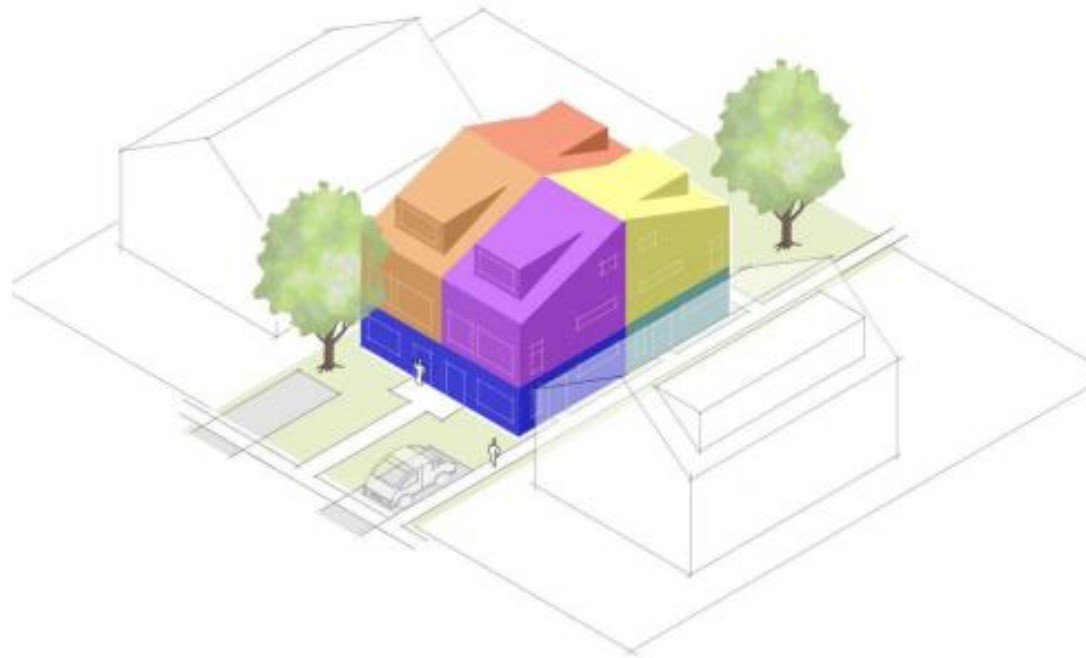
Locations/Criteria

- In an urban containment boundary
- Lot size > 280 sq. m
- Serviced by water & sewer
- Population size > 5,000 people

Building Regulations

- Storeys (3) and/or 11 m
- Max Lot coverage (40%)
- Off street parking (0.5/unit within 800 m of transit stop, max. 1/unit otherwise)

Small-Scale, Multi-Unit Housing (6 units)



Locations/ Criteria

- Within 400m of prescribed bus stop
- Lot size > 280 sq.m
- Within UCB
- Population > 5,000 people

Building Regs

- Storeys (3) and/or 11 m
- Max Lot coverage (60%)
- Off street parking (0)

Transit Oriented Areas

- ▶ An existing or planned prescribed bus stop, bus exchange, rapid transit stop or other transit facility

TOA's are intended to be areas of mixed-use, complete communities around transit stations & bus exchanges.



Minimum Density Requirements

Bus Exchange	Prescribed Distance	FAR/Storeys	Parking
	Less than 200m	Up to 3.5 FAR/ 10 storeys	Remove parking minimums (allow market to determine)
	200-400m	Up to 2.5 FAR/ 6 storeys	Remove parking minimums

▶ Exclusions:

- ▶ Industrial lands
- ▶ ALR & agriculturally zoned lands
- ▶ Airport zoning regulations
- ▶ Federal crown land
- ▶ Flood plain, hazard areas, riparian areas and other ESAs
- ▶ Heritage objects and sites that are designated or HRAs

Prescribed Transit Oriented Locations

Effective
Now:

- Rutland Exchange
- OC Exchange

Effective
June 30,
2024

- KGH Exchange
- Orchard Park Exchange



What is Coming Up Next? – Part 1 (a)

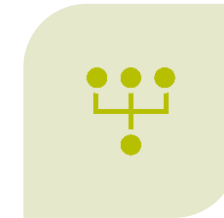
Small Scale, Multi-Unit Housing



ZONING BYLAW
AMENDMENTS



SOLID WASTE
REQUIREMENTS

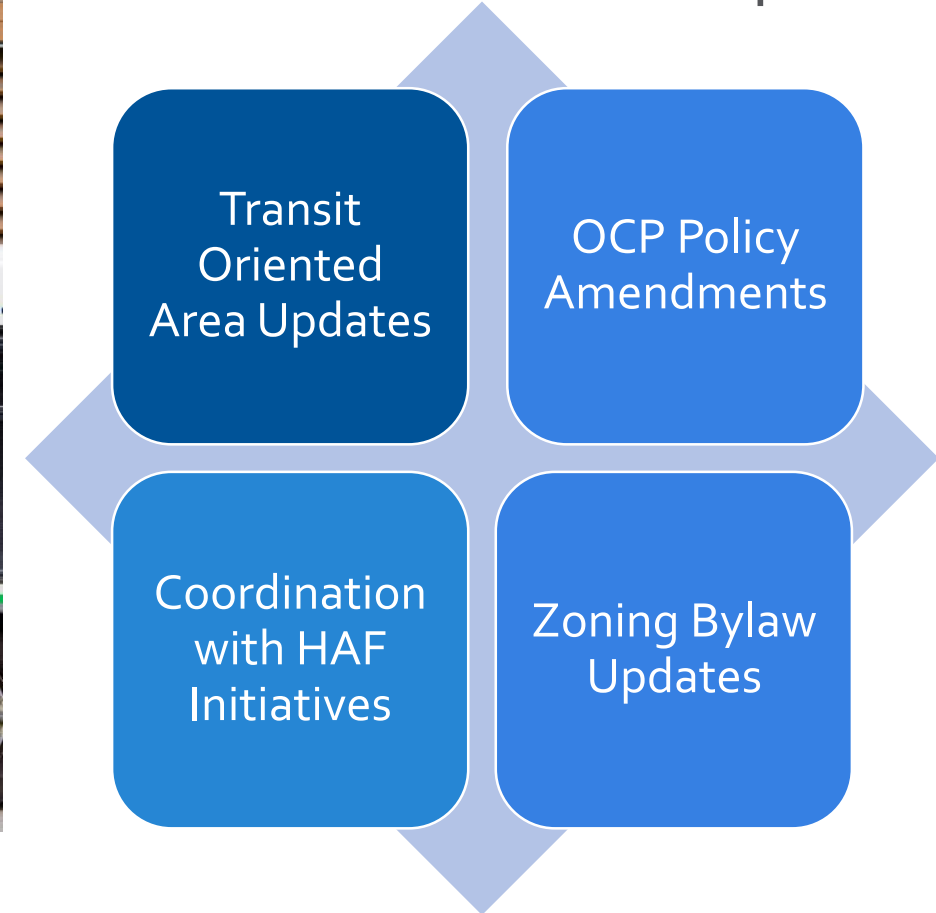


SUBDIVISION &
SERVICING BYLAW

What is Coming Up Next? – Part 1 (b)

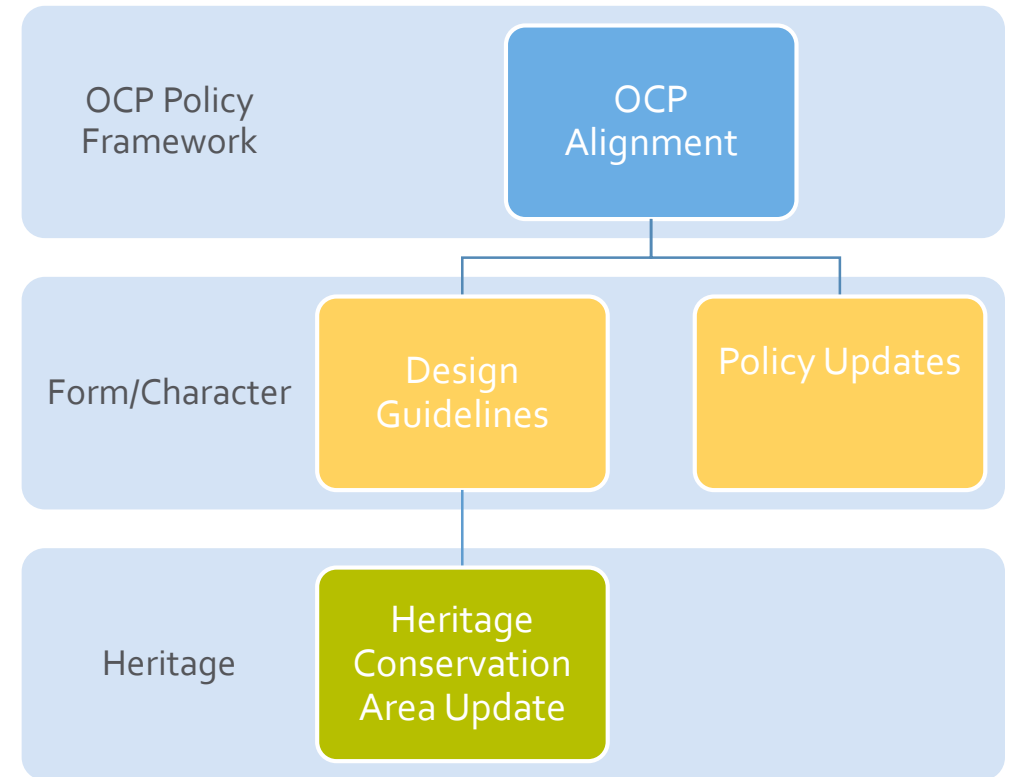


Transit Oriented Development Areas



What is Coming Up Next – Part 2

Small Scale, Multi-Unit Housing



What is Coming Up Next – Part 3



TRAFFIC BYLAW



DEVELOPMENT
APPLICATION
PROCEDURES BYLAW



LOCAL STREET
URBANIZATION
PROGRAM



STORMWATER & SOLID
WASTE
REQUIREMENTS

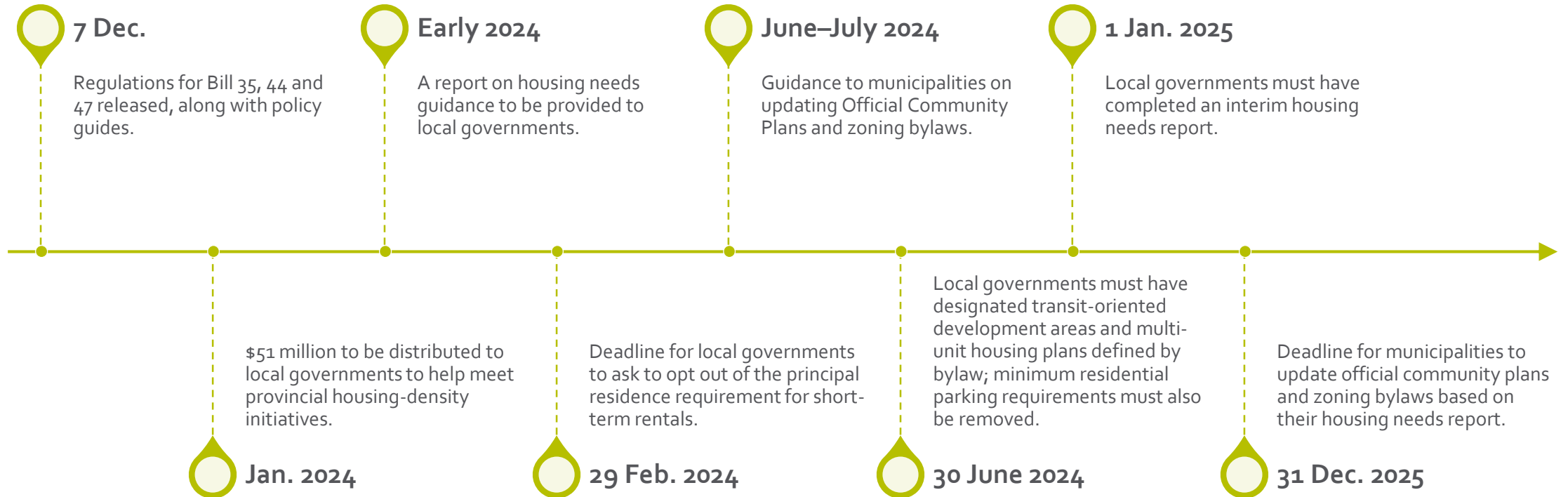


FAST TRACK
APPROVALS
PROGRAM

Small Scale, Multi-Unit Housing Remaining Bylaws & Processes



Provincial Timelines



Putting it All Together: City Timelines

