



City of Kelowna

**TA24-0001, Z24-0001, OCP24-0001
Text Amendment, Zoning Bylaw, &
OCP Amendments**

Part 2 Feb 12, 2024

Purpose

- ▶ The purpose of these text and mapping amendments are to introduce and review the implementation of provincial legislation regarding Small-Scale Multi-Unit Housing and Transit Oriented Areas

Background

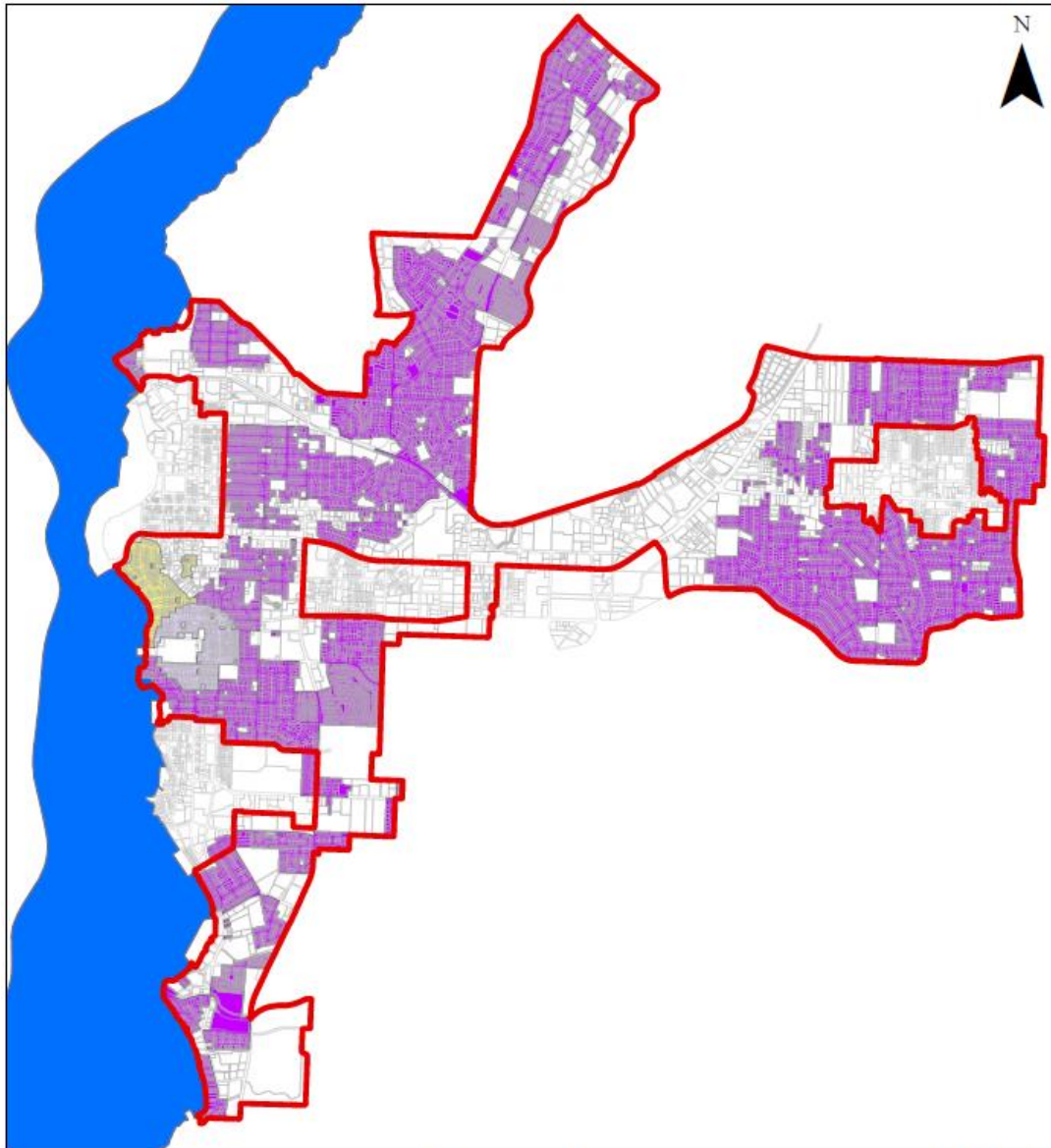
- ▶ Suburban Areas reviewed in Part 1 on Feb 5th
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)

Development Planning Approach

	SUBURBAN AREAS	AGRICULTURAL & RURAL ZONES	CORE AREA	TRANSIT ORIENTED AREAS
OCP Amendments	n/a	n/a	n/a	Urban Centre Building Height maps
Zoning Bylaw (incl Landscape and Parking Regs)	<p>Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5.</p> <p>RU4 zone deleted.</p>	<p>Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m².</p>	<p>Allow up to 6 units per lot subject to limitations. *</p> <p>Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone</p> <p>Keep Suburban Residential zoning (e.g. RU1 & RU2 zones) for Heritage Conservation Area</p>	<p>Allow up to 12 storeys within 200 metres of a transit exchange.</p> <p>Allow up to 6 storeys within 400 metres of a transit exchange.</p> <p>Provide residential parking exemptions within 400 metres of a transit exchange.</p> <p>Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.</p>
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

Part 1- February 5th

Part 2- February 26th



Core Area

of Lots =
11,100

- | | |
|--------------------|-----|
| Core Area Boundary | RU1 |
| Legal Parcels | RU2 |
| MF1 | RU3 |
| MF4 | W1 |

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



0 2.5 5 10 15 20 25 Metres

Rev. Monday, January 29, 2024

Core Area – MF₁ Infill Housing Zone



- ▶ 1 & 2 unit developments will continue with similar Single Family development regulations and a Development Permit will not be required
- ▶ A Form & Character Development Permit is required when a lot contains 3 or more dwelling units
- ▶ Parking
 - ▶ Province identifies municipalities to eliminate parking requirements
 - ▶ Due to snow community, recommend remain 1.0 stall per dwelling unit required
- ▶ Height
 - ▶ Increase to 3 storeys to comply with Provincial legislation but keep 3rd storey floor area limit relative to 2nd storey
- ▶ Waste and Recycling collection
 - ▶ Larger carts and new requirements for storage onsite

Core Area

- ▶ New Minimum Riparian Management Area (RMA) regulation
 - ▶ Any lot with three or more dwelling units abutting a watercourse or riparian area must have the minimum RMA dedicated to the City (width identified in OCP)
 - ▶ If lot is abutting a RMA and a trail (identified in Map 10.1 of the OCP) then 5 additional metres dedicated to the City

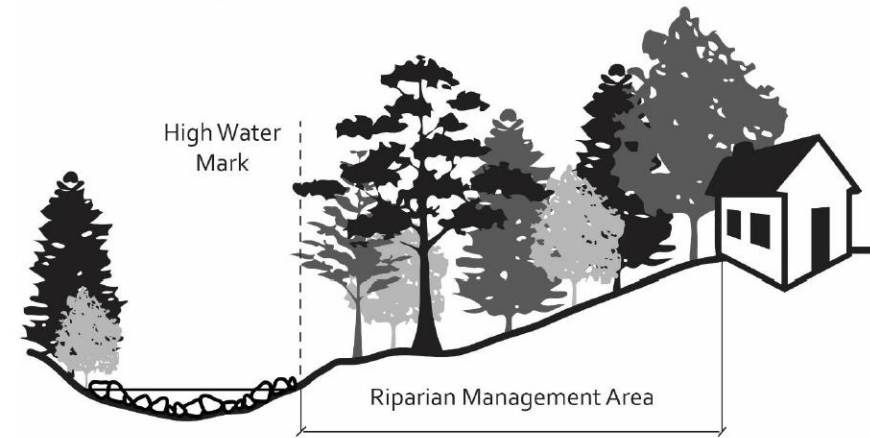
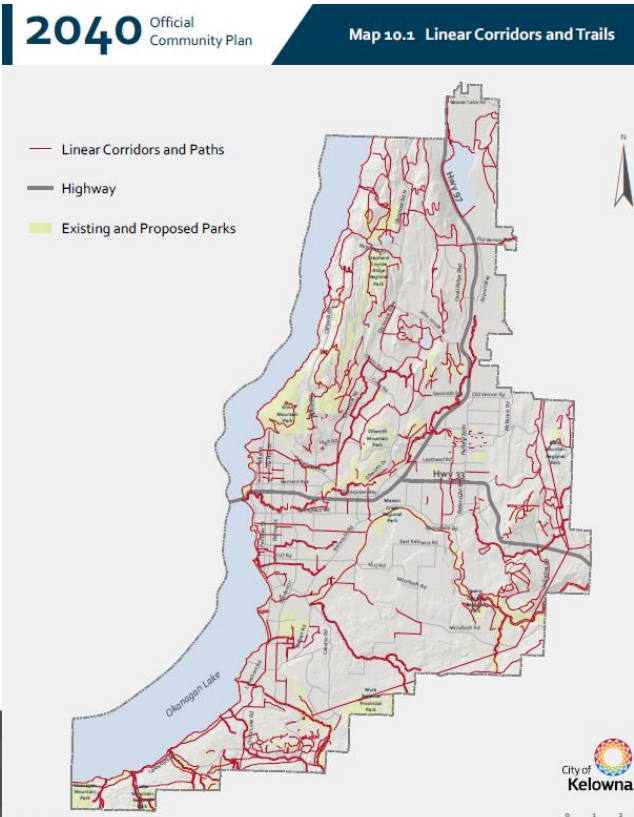
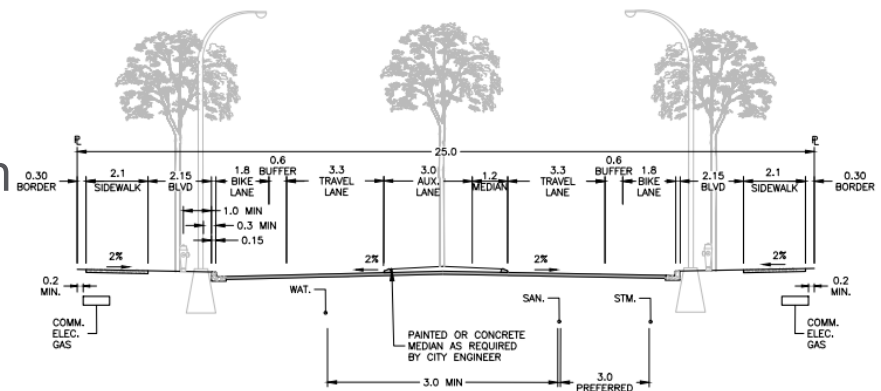


Figure 21.1: The Riparian Management Area.
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



Core Area – Transportation Corridors

- ▶ Minimum density along Transit Supportive Corridors (identified in OCP) expands to all multi-family developments
- ▶ A new regulation for minimum roadway width to protect Transit Supportive Corridors, Major Arterial Roads, and Active Transportation Corridors
 - ▶ Lot dedication along these corridors would be necessary
 - ▶ Minimum width is described in Subdivision, Development, and Servicing Bylaw 7900



I.E Core Area Major Arterial (3 Lane)

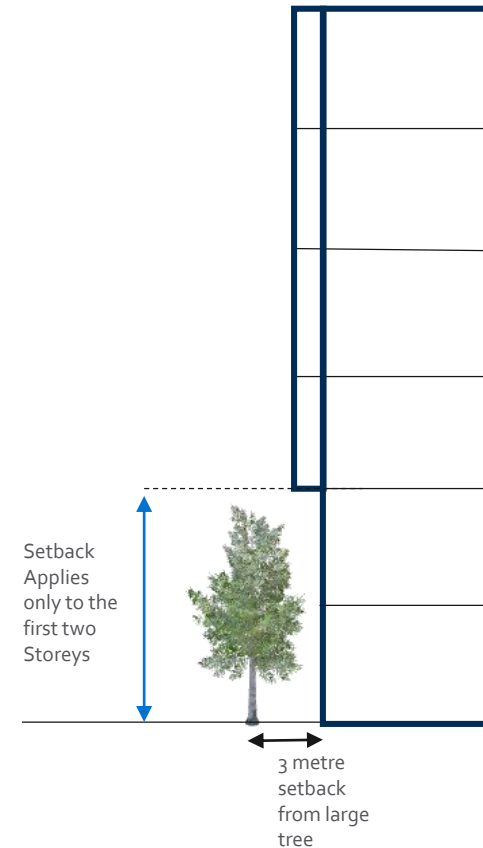
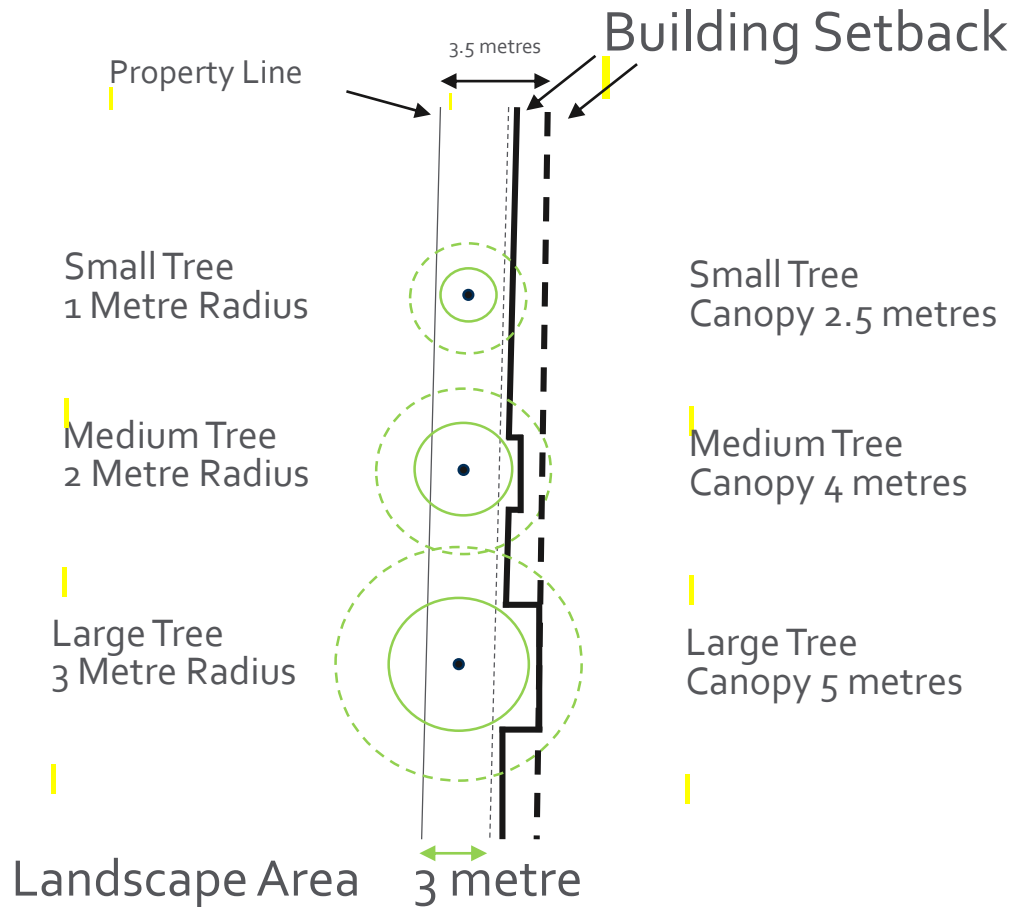
Landscape Section

- ▶ The proposed landscape amendments impacting all development include:
 - ▶ Growing medium area adjusted to exclude driveways and transformers
 - ▶ Growing volume per tree remains the same but reduced for paired or shared tree plantings
 - ▶ A setback from buildings, raised patios, and balconies to the on-site trees has been introduced for all multi-family developments
 - ▶ An underground setback has been introduced between tree and parkades / basements

Landscape Section

- ▶ Urban Centres:
 - ▶ Trees can be planted outside the front / flanking side yards if the boulevard contains a sidewalk and an irrigated landscape boulevard.
- ▶ All Multi-Family Developments:
 - ▶ Front / Flanking yard setback and landscape requirements have been reduced to 2 metres if the boulevard contains a sidewalk and an irrigated landscape boulevard.
- ▶ Infill Housing:
 - ▶ Front / Flanking landscape requirements can be eliminated when large trees are planted in an irrigated boulevard with soil cells and a sidewalk installed.
 - ▶ Trees can be planted outside the designated landscape areas if there is overhead powerline conflicts.

Landscape Section



Transit Oriented Areas

- ▶ Rutland Exchange
- ▶ Orchard Park Exchange
- ▶ Okanagan College Exchange
- ▶ Hospital Exchange

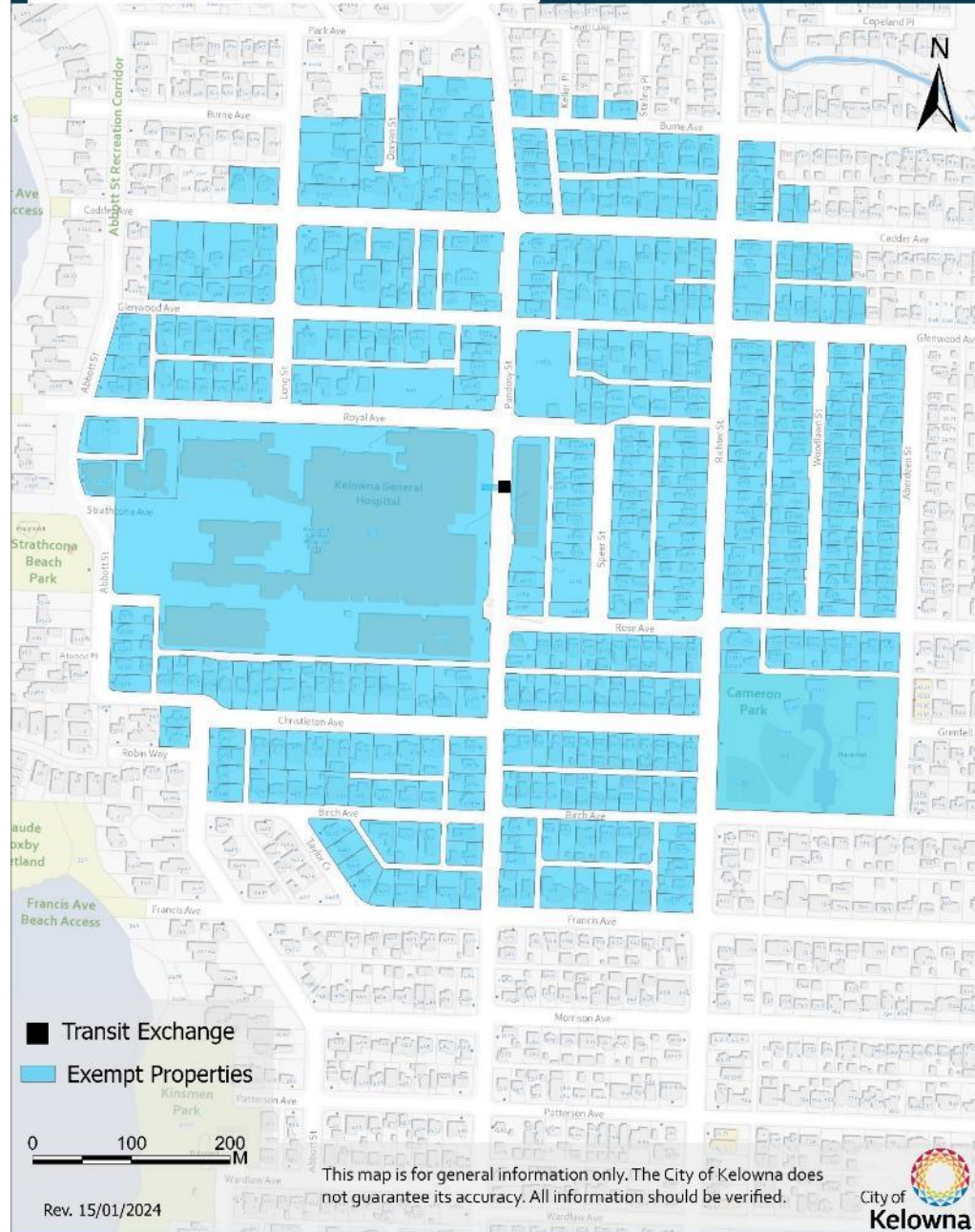
- ▶ 400 metre Radius
 - ▶ Residential Parking Cannot be Required (except Universal Accessibility)
 - ▶ Propose to increase bicycle parking to 1 space per unit within vehicle parking exemption area
 - ▶ Minimum Density of 2.5 Floor Area Ratio
 - ▶ Minimum Height of 6 storeys

- ▶ 200 metre Radius
 - ▶ Residential Parking Cannot be Required (except Universal Accessibility)
 - ▶ Propose to increase bicycle parking to 1 space per unit within vehicle parking exemption area
 - ▶ Minimum Density of 3.5 Floor Area Ratio
 - ▶ Minimum Height of 10 storeys
 - ▶ Hospital Exchange proposed to be left at 6 storeys because of KGH Heliport

Residential Parking Exemptions

Map 8.3.a

Hospital Exchange

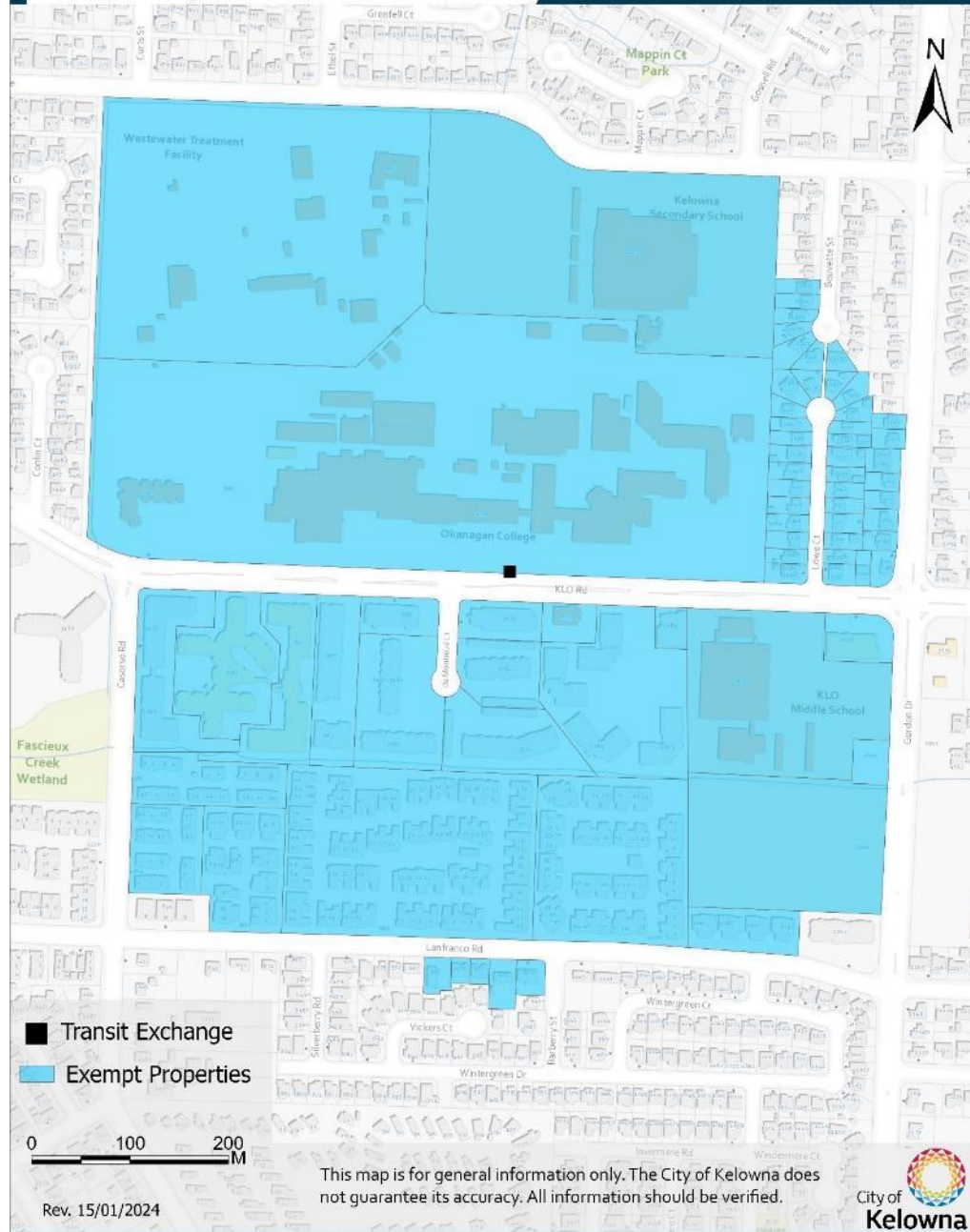


Applies to
427 lots

Residential Parking Exemptions

Map 8.3-b

Okanagan College Exchange

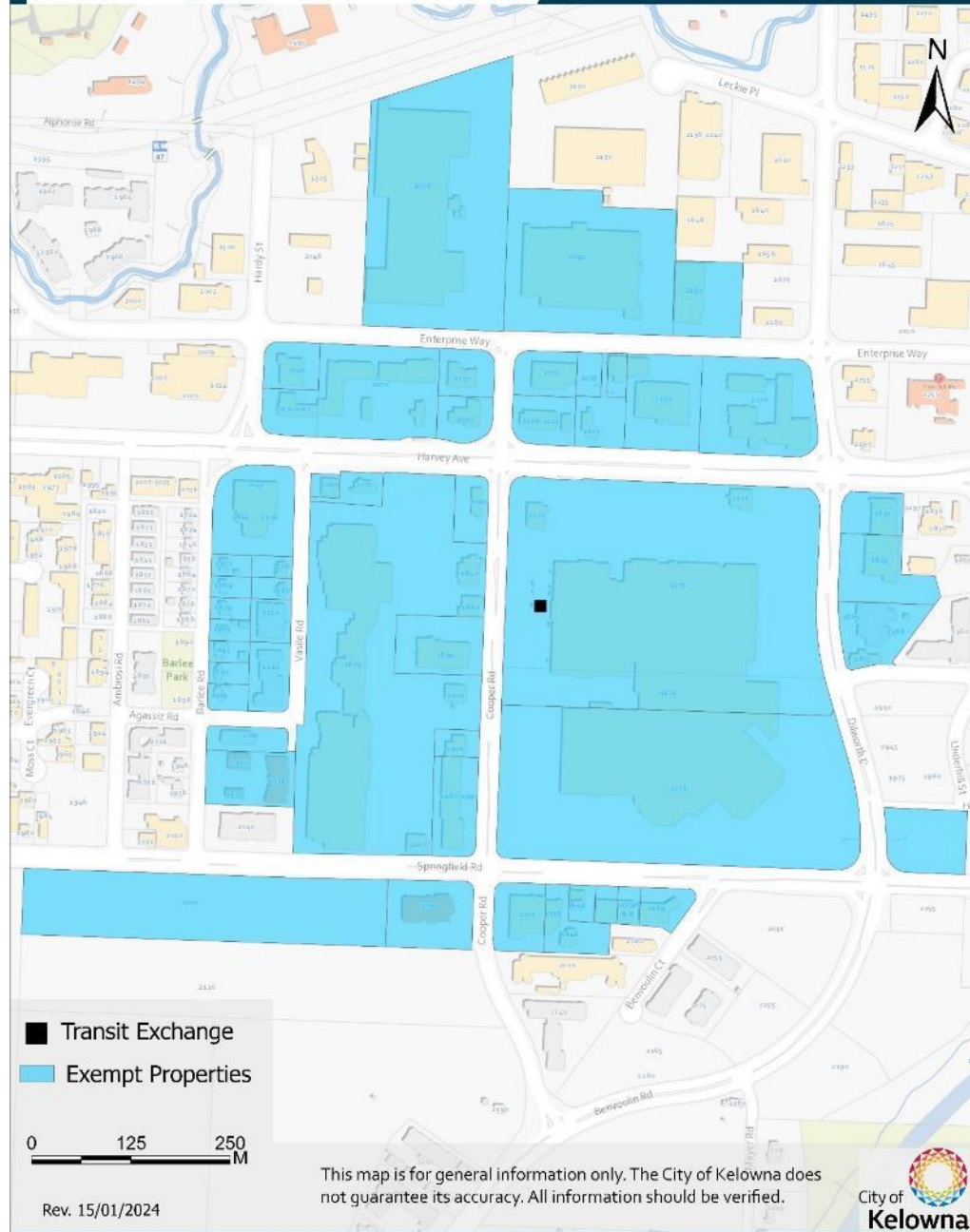


Applies to 70 lots

Residential Parking Exemptions

Map 8.3.c

Orchard Park Exchange



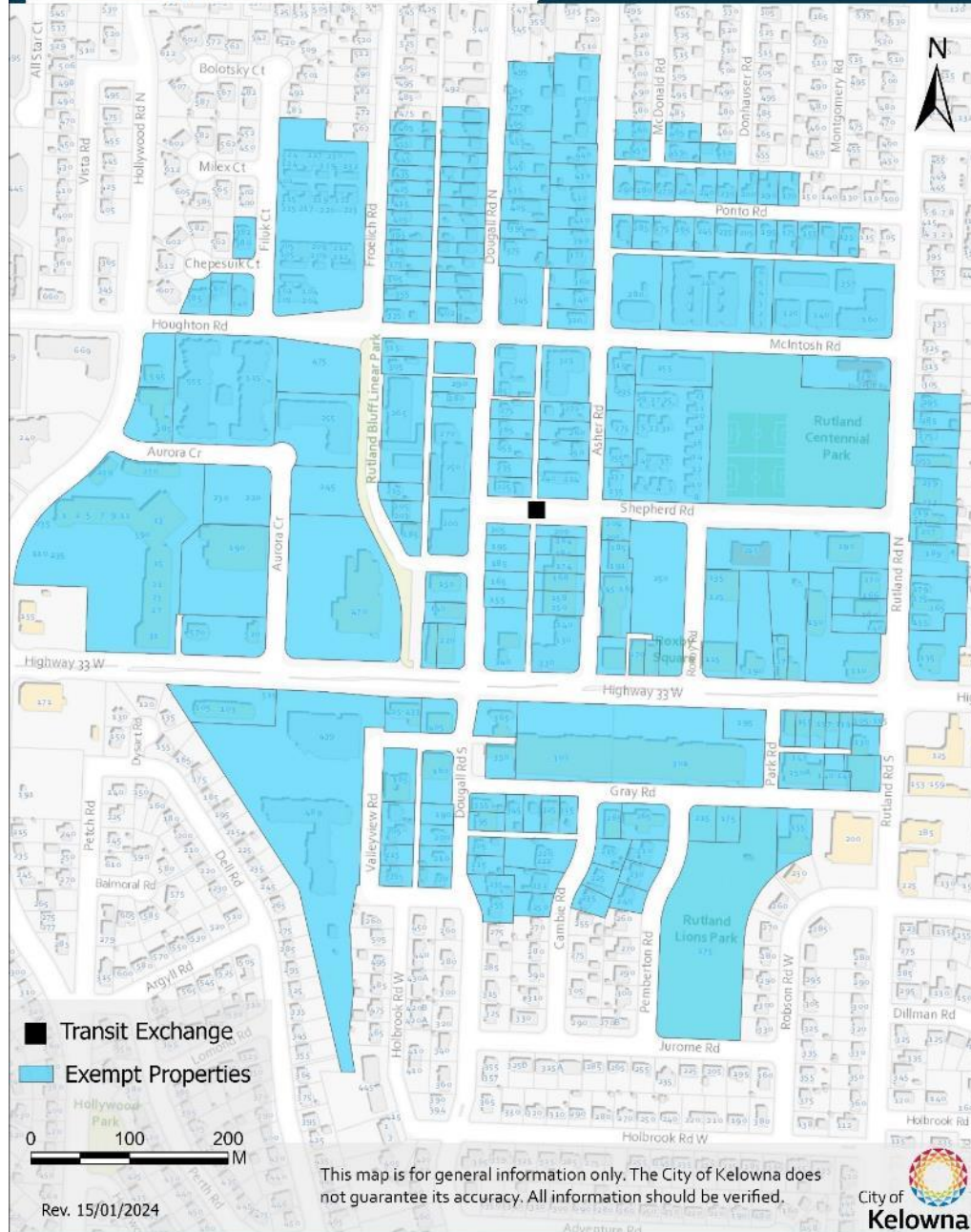
Applies to 45 lots

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Residential Parking Exemptions

Map 8.3.d

Rutland Exchange



Rev. 15/01/2024

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Applies to 251 lots

Original Map

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

- 14 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Park
- Pandosy Lakeshore Corridor
- Transit Supportive Corridor



Okanagan Lake

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

Rev. Sept. 8, 2021

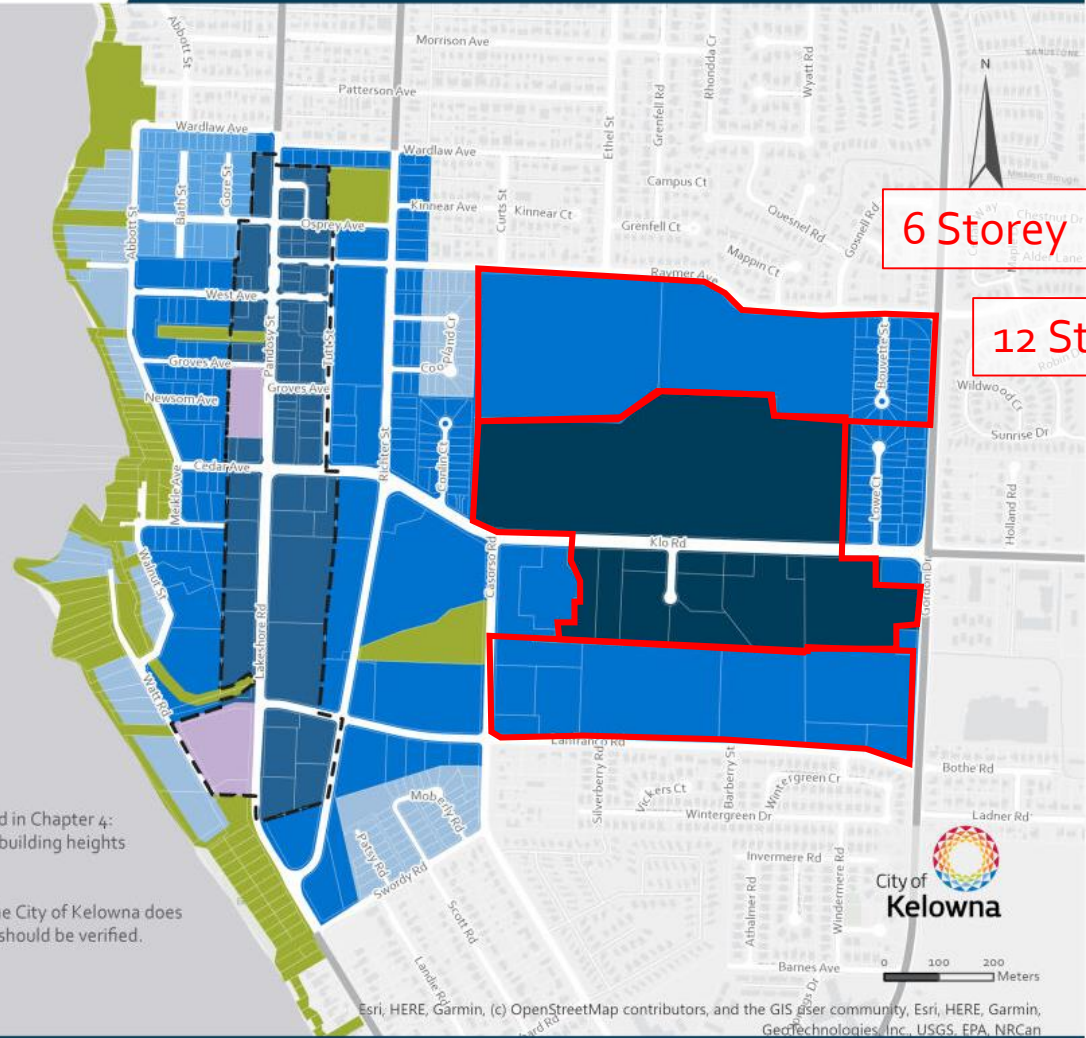


Proposed Map

2040 Official Community Plan

Map 4.5 Pandosy Building Heights

- 14 storeys
- 12 storeys
- 8 storeys
- 6 storeys
- 4 storeys
- 3 storeys
- Pandosy Lakeshore Corridor
- Park



This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

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Rev. Dec 18th, 2021

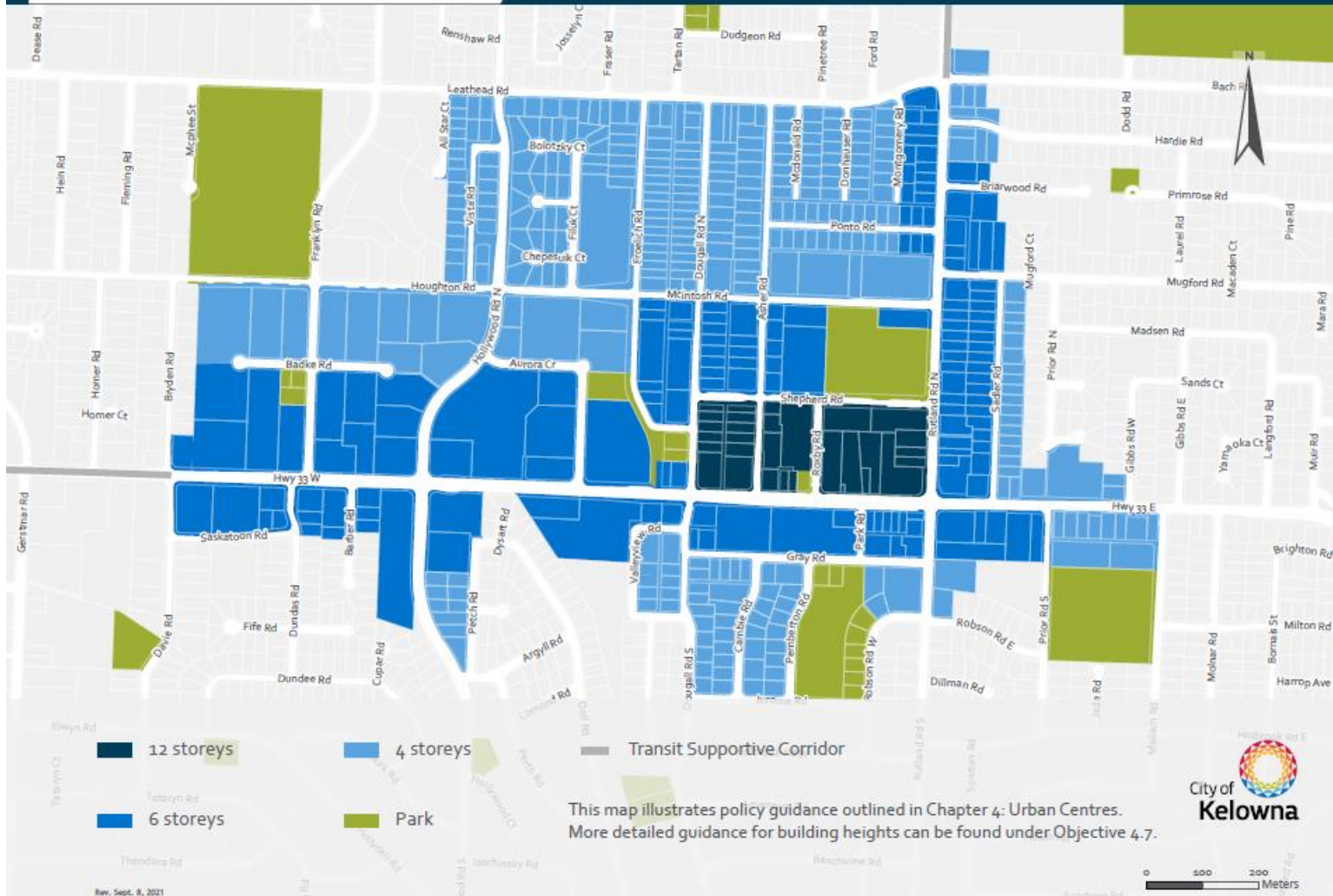
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, GeoTechnologies Inc., USGS, FPA, NRCan



Original Map

2040 Official Community Plan

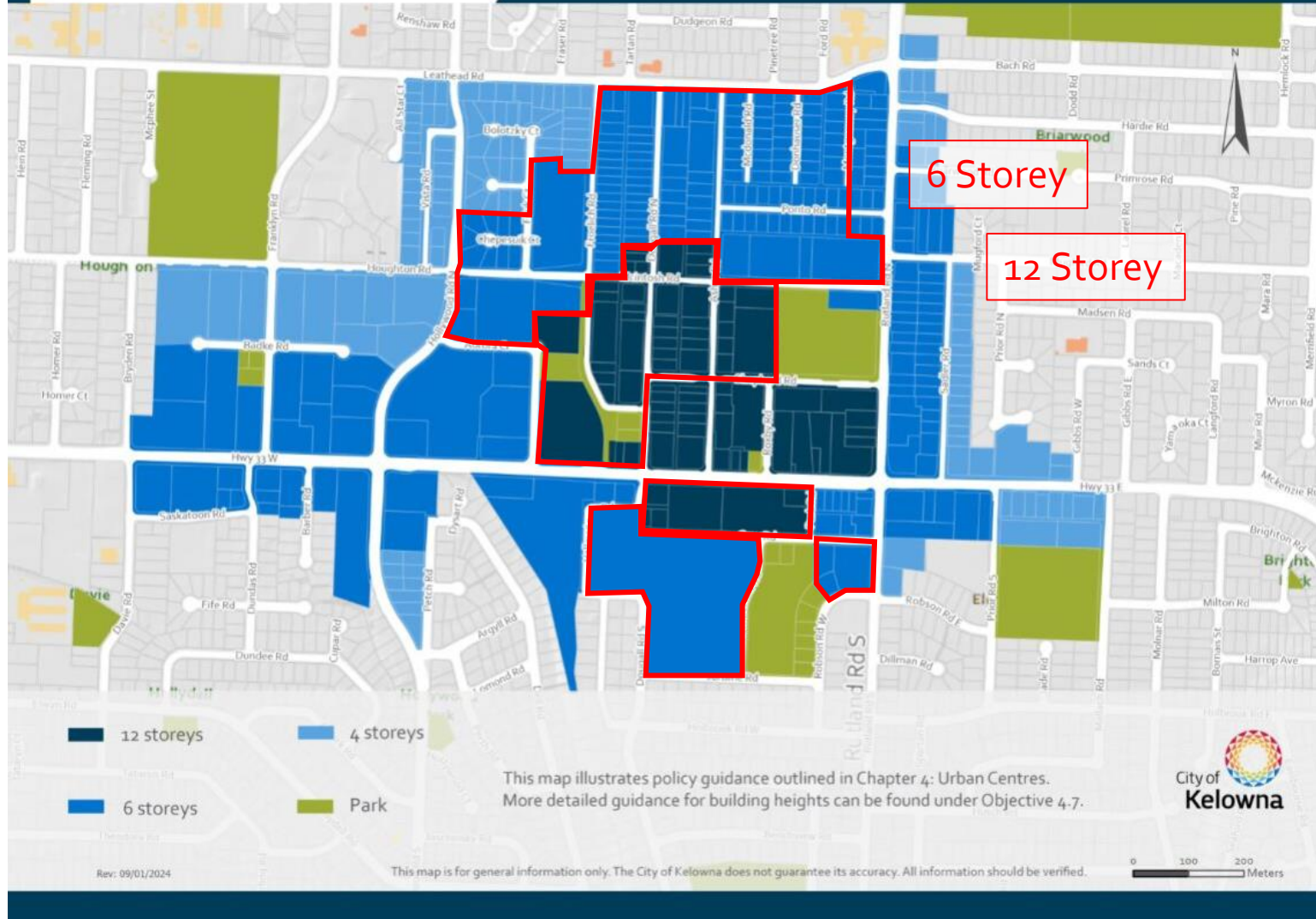
Map 4-7 Rutland Building Heights



Proposed Map

2040 Official
Community Plan

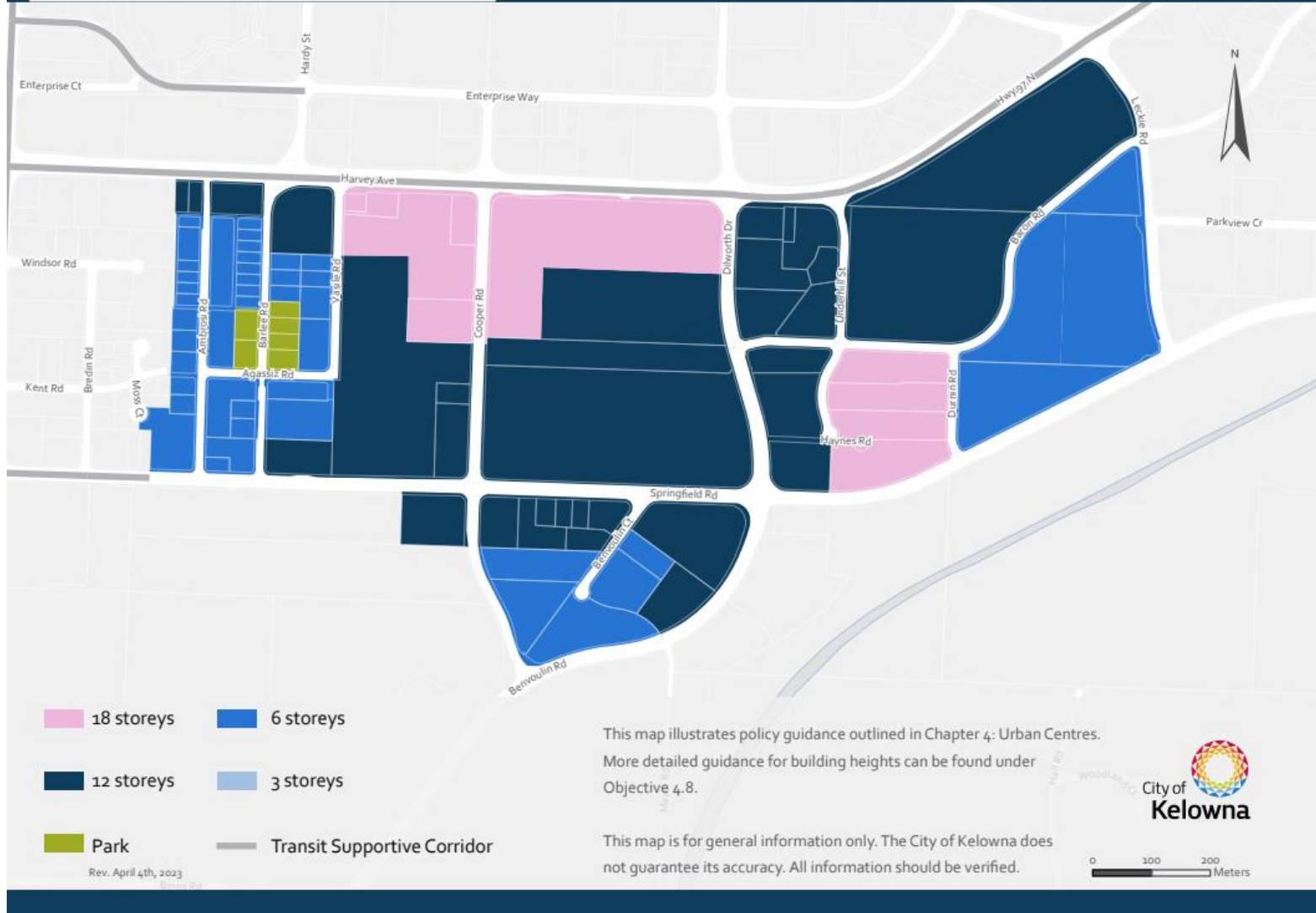
Map 4-7 Rutland
Building Heights



No Change Proposed

2040 Official Community Plan

Map 4-9 Midtown Building Heights



Staff Recommendation

- ▶ Staff recommend bylaws proceed to first reading for TA22-0014, Z24-0001, & OCP24-0001



Conclusion of Staff Remarks