

TA24-0001 Schedule A – Proposed Text Amendments

Content Changes to Zoning Bylaw No. 12375

| No. | Section | Current Wording | Proposed Wording | Reason for Change |
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| 1. | Section 1 – General Administration 1.6 Applications in Process 1.6.1 | A development will be processed in accordance with City of Kelowna Zoning Bylaw No. 8000, as the Bylaw read on the date of repeal, provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to the effective date of this Bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 8000 must be issued within 12 months of the effective date of this Bylaw. All other development must comply with this Bylaw. | [Deleted] | Over one year has passed since the transition from Zoning Bylaw 8000 to Zoning Bylaw 12375 therefore this provision is redundant and is proposed to be deleted. |
| 2. | Section 1 – General Administration 1.6 Applications in Process | n/a | A development for any property zoned MF1 – Infill Housing as of the date of adoption of this bylaw will be processed in accordance with City of Kelowna Zoning Bylaw No. 12375 (immediately before this bylaw was adopted) provided a development permit or development variance permit was issued or a complete building permit was submitted for the development prior to adoption of this bylaw. A building permit for any development processed in accordance with City of Kelowna Zoning Bylaw No. 12375 as of | In-stream protection for MF1-Development Permits as this zone changed the density calculation as well as certain setback provisions. |

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| | | | adoption of this bylaw must be issued within 12 months of the effective date of this bylaw. All other development must comply with this Bylaw. | |
| 3. | Section 5 – Definitions & Interpretations 5.3 General Definitions 'B' | BOARDING OR LODGING HOUSE means the use of a dwelling unit within single detached housing and semi-detached housing. The owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. Boarding or lodging houses must operate as a single household up to a maximum of 10 persons. Short-term rental accommodation is not permitted within a boarding or lodging house. | BOARDING OR LODGING HOUSE means <u>the use of a ground oriented dwelling unit in which the owner or manager may supply sleeping unit accommodation for family and for remuneration.</u> It may or may not include meal service. Boarding or lodging houses must operate as a single household up to a maximum of 10 persons. Short-term rental accommodation is not permitted within a boarding or lodging house. | To accommodate the provincial housing legislation with infill housing and to specifically allow boarding or lodging homes within MF1 lots when a sub-zone is successfully applied for. |
| 4. | Section 5 – Definitions & Interpretations 5.3 General Definitions 'B' | BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms. | [Deleted] | To provide a better term that is more inclusive and gender neutral. |
| 5. | Section 5 – Definitions & Interpretations 5.3 General Definitions 'S' | n/a | <u>STUDIO means a dwelling unit in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a dwelling unit containing a separate bedroom or bedrooms.</u> | To provide a better term that is more inclusive and gender neutral. |
| 6. | Section 5 – Definitions & Interpretations 5.3 General Definitions 'D' | DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi- | DWELLING UNIT means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi- | To provide clarity on what is considered a dwelling unit. |

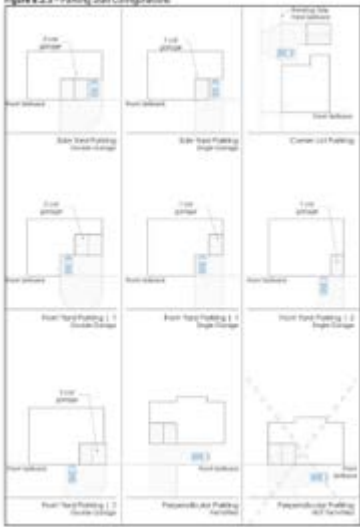
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| | | <p>permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel. Secondary suites are considered a separate dwelling unit.</p> | <p>permanently for a household. A dwelling unit includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel. <u>A secondary suite and a carriage house are each</u> considered a dwelling unit.</p> | |
| 7. | <p>Section 5 – Definitions & Interpretations 5.3 General Definitions ‘S’</p> | <p>SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ul style="list-style-type: none"> (a) be fully compliant with the BC Building Code at the time of construction; (b) completely separated from other parts of the building by fire separations; (c) located in a building of only residential occupancy; (d) have an issued Occupancy Permit; (e) located within a single detached housing unit, a semi-detached housing unit, or a duplex unit (secondary suites cannot be located in an apartment housing, or a boarding or lodging house); (f) located in a building or portion of a building that is a single real estate entity. <p>The secondary suite and principal dwelling are not required to be interconnected</p> | <p>SECONDARY SUITE means a self-contained dwelling unit located within a building or portion of building. The secondary suite shall:</p> <ul style="list-style-type: none"> (a) be fully compliant with the BC Building Code at the time of construction; (b) completely separated from other parts of the building by fire separations; (c) located in a building of only residential occupancy; (d) have an issued Occupancy Permit; (e) located within a single detached housing unit, a semi-detached housing unit, or a duplex unit <u>dwelling, a semi-detached unit, a duplex unit, or a townhouse unit</u> (secondary suites cannot be located in an apartment housing, or a boarding or lodging house); (f) located in a building or portion of a building that is a single real estate entity; (g) <u>Located on a lot serviced with</u> | <p>To accommodate the provincial housing legislation with infill housing to add housing flexibility and confirm servicing requirements.</p> |

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| | | through a conditioned doorway. Short-term rental accommodations, bed & breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite. | <u>community water.</u> The secondary suite and principal dwelling are not required to be interconnected through a conditioned doorway. Short-term rental accommodations, bed & breakfast homes, boarding or lodging homes, and group homes, shall not be permitted to operate within a secondary suite. | |
| 8. | Section 5 – Definitions & Interpretations 5.3 General Definitions ‘S’ | SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that exceeds a 5.0 metre building width, but not a mobile home. | SINGLE DETACHED <u>DWELLING</u> means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that exceeds a 5.0 metre building width, but not a mobile home. | To revise language for consistency. |
| 9. | Section 7 - Site Layout 7.2 Landscaping Standards Table 7.2 – Tree & Landscaping Planting Requirements | See Chart A | See Chart B | Landscaping provisions updated to foster enhanced landscaping interactions with the street, development, and neighbourhood for all development types including infill housing. Many landscaping variances were being applied for when landscaping could be provided in alternate methods. For example, large industrial lots could place trees elsewhere on |

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| | | | | site subject to street trees being planted. Landscaping standards increased to promote health and viability of planting including a building setback from trees. |
| 10. | Section 7 - Site Layout 7.2.10 Landscaping Standards | <p>Any surface parking lot over 15 vehicles must incorporate landscaped islands as described below:</p> <ul style="list-style-type: none"> (a) Notwithstanding Section 7.2.3, if a parking lot over 15 vehicles abuts a street, that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10; (b) landscaped islands are required at the end of each parking aisle; (c) the maximum number of parking spaces in a consecutive row is 15 with a landscaped island or drive aisle separating the next 15 spaces; (d) landscaped islands are not to be longer than the adjacent parking space; (e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces; (f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and | <u>[Deleted]</u> | Moved minimum surface parking lot landscape island and tree island requirements to Table 7.2 Tree & Landscaping Planting Requirements. |

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| | | (g) a minimum of one tree must be included in a landscaped island. | | |
| 11. | Section 7 - Site Layout 7.3 Refuse and Recycling Bins | See Chart C | See Chart D | To facilitate the implementation of the provincial Small Scale Multiple Unit Housing (SSMUH) legislation by addressing public minimum garbage and recycling pickups onsite especially for lots without lanes. |
| 12. | Section 7 - Site Layout 7.2.3 Landscaping Standards | Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. (a) Driveways as well as entrance/exit pathways are permitted to cross the landscape areas. (b) Parking is not permitted within the landscape areas; except parking is permitted within the landscape area when the landscape area is abutting a lane and when the parking meets the parking setback regulations identified in Section 8.2. | Landscaping within the landscape areas shall follow the regulations within Table 7.2 to provide for the masking or separating of various land uses. See Section 8.2.2 for parking restrictions within the landscape areas. | Relocate the parking restriction regulation within the parking section. |

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| 13. | Section 8 - Parking and Loading 8.2.2 Off-Street Parking Parking Setbacks | All off-street parking shall be restricted from the landscape areas as according to Section 7.2.3. | Parking shall not be permitted within the landscape area except when the parking is within a driveway that is perpendicular to the fronting or flanking street; or when the landscape area is abutting a lane. | Regulation needed to be adjusted to accommodate SSMUH legislation to ensure landscaping is provided and parking on driveways is permitted. |
| 14. | Section 8 - Parking and Loading 8.2.4 Off-Street Parking Parking Setbacks | All off-street parking for residential use classes containing two or less dwelling units shall not have any off-street parking spaces located in the required front yard or flanking street setback area. | For residential dwelling units with 2 dwelling or less (thus do not have a landscape area) then any parking space that is not perpendicular to the front or flanking side yards must be setback at least three (3) metres from the front or flanking side yard. | Regulation needed to be adjusted to accommodate SSMUH legislation to ensure consistent parking setbacks amongst small scale and larger scale infill development. |
| 15. | Section 8 - Parking and Loading 8.2.5 Off-Street Parking Parking Setbacks | Notwithstanding Section 8.2.4, off-street parking for residential use classes containing two or less dwelling units may be located in the required front yard or flanking street setback area if: (a) the parking spaces are located on a driveway which provides access to a required off-street parking space that is not in the front yard or flanking street setback area; or (b) one off-street parking space may be located in the required front yard or flanking street setback area that does not provide access beyond the front yard or flanking street setback area if the parking space meets one of the permitted parking configurations shown specifically in Figure 8.2.5 | [Deleted] | This regulation is deleted because parking setbacks and locations are incorporated in new regulations identified through Section 8.2.2 & Section 8.2.4 |

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| 16. | Section 8 Parking and Loading 8.2.5 Off-Street Parking Parking Setbacks Figure 8.2.5 Parking Stall Configurations | <p>Figure 8.2.5 – Parking Stall Configurations</p>  | [Deleted] | This regulation is deleted because parking setbacks and locations are incorporated in new regulations identified through Section 8.2.2 & Section 8.2.4 |
| 17. | Section 8 - Parking and Loading 8.2.6 Off-Street Parking Tandem Parking | <p>Tandem parking spaces is permitted only for the following land uses (not between land uses):</p> <ul style="list-style-type: none"> (a) single detached housing (which may be in tandem with a secondary suite or carriage house); (b) short-term rental accommodations; (c) duplex and semi-detached housing; and (d) townhouses where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem in any situation. | <p>Tandem parking spaces are permitted only for</p> <ul style="list-style-type: none"> (a) developments with 6 or less dwelling units but only one tandem parking space is permitted in front of any garage or carport; or (b) townhouses with 7 or more dwelling units where the lot is located within the Core Area. Visitor parking stalls cannot be configured in tandem. | Regulation needed to be adjusted to accommodate SSMUH legislation to ensure similar tandem regulations are applied to current standards |

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| 18. | Section 8 - Parking and Loading 8.2 Off-Street Parking Regulations Size and Ratio Table 8.2.7.b Ratio of Parking Space Sizes | See Chart E | See Chart F | Regulation needed to be adjusted to accommodate SSMUH legislation to eliminate short-term rental accommodations and adjust the housing type to keep similar ratio regulations. |
| 19. | Section 8 - Parking and Loading 8.2 Off-Street Parking Regulations 8.2.17 Accessible Parking Standards | See Chart G | See Chart H | A new table that requires universal accessible parking in Transit Oriented Areas (TOA) as defined through the provincial TOA legislation. |
| 20. | Section 8 Parking and Loading Electric Vehicle Charging 8.2.18 and Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements | See Chart I | See Chart J | The minimum electric vehicle section needed to be reformatted to conform with the parking table updates in the previous sections. The electric vehicle regulations remain the same as the current regulations. |

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| 21. | Section 8 - Parking and Loading Table 8.3 – Required Residential Off-Street Parking Requirements | See Chart K | See Chart L | This table is updated to accommodate both the SSMUH and the TOA legislation in regard to the amount of off-street parking required per dwelling unit. |
| 22. | Section 8 - Parking and Loading Table 8.3.1 – Other Residential Parking | See Chart M | See Chart N | This table has been updated to accommodate the short-term rental accommodation regulations and the re-organized residential parking table. |
| 23. | Section 8 - Parking and Loading Section 8.5 Off-street Bicycle Parking Table 8.5 – Minimum Bicycle Parking Required (Apartment Housing, Required Long-term) | <ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit | <ul style="list-style-type: none"> • 0.75 bike spaces per bachelor unit • 0.75 bike spaces per one bedroom unit • 0.75 bike spaces per two bedroom unit • 1.0 bike space per three bedroom or more unit • 0.75 bike spaces per supportive housing unit • 1.0 bike space per student residence unit • <u>1.0 bike space per dwelling unit when the development occurs on a lot within a Transit Oriented Areas identified in Map 8.3.a , Map 8.3.b , Map 8.3.c , or Map 8.3.d</u> | To increase the minimum bicycle parking to compensate when residential parking is not required. |

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| 24. | Section 9 Specific Use Regulations Section 9.3.1 Bed and Breakfast Homes | <p>Bed and breakfast homes shall comply with the following regulations:</p> <ul style="list-style-type: none"> (a) the bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum four (4) sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres² each; and (b) the licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located. | <p>Bed and breakfast homes shall comply with the following regulations:</p> <ul style="list-style-type: none"> (a) the bed and breakfast home shall be operated as a secondary use only within the principal building <u>a Single Detached Dwelling</u>, with a maximum four (4) sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 metres² each; and (b) the licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located; (c) <u>A licensed operator must also reside onsite during the operation of the bed and breakfast; and</u> (d) <u>Short-term rental accommodation is not permitted in combination with a bed and breakfast home. For example, If the licensed operator is not residing on site during the stay of paid guests then the operator is engaging in short-term rental accommodations.</u> | <p>To accommodate the provincial housing legislation with infill housing and to clarify the bed and breakfast homes are to be located in single detached dwellings only.</p> |
| 25. | Section 10 - Agriculture & Rural Residential Zones Section 10.2 Sub-Zones | Chart O | See Chart P | Update sub-zone purposes to exclude carriage house sub-zoning. This will allow a secondary suite and a carriage house on a rural |

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| | | | | property if the lot size meets the minimum. |
| 26. | Section 10 - Agriculture & Rural Residential Zones Section 10.3 Permitted Land Uses | See Chart Q | See Chart R | Update to exclude carriage house sub-zoning. This will allow a secondary suite and a carriage house on a rural property if the lot size meets the minimum. |
| 27. | Section 11 - Single and Two Dwelling Zones | See Chart S | See Chart T | The Single Family Zones have been changed to the Suburban Residential zones with similar regulations but allowing up to four dwelling units per lot to accommodate the SSMUH legislation. Re-numbered tables. |
| 28. | Section 13 – Multi-Dwelling Zones | See Chart U | See Chart V | Amend the multi-family zones to align with the provincial small scale multiple unit housing legislation and the provincial Transit Oriented Area legislation. This was done by adding a new MF ₄ zone around the hospital and breaking up the development |

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| | | | | regulations for the MF1 zone to be relative to the number of dwelling units onsite. Further, height and setbacks were adjusted to accommodate the provincial legislation. | | | | | | |
| 29. | Section 14 - Core Area and Other Zones 14.11 Core Area and Other Zones Commercial and Urban Centre Zone Development Regulations Criteria – Add New Row | n/a | <p>Add New Row:</p> <table border="1" data-bbox="1094 561 1629 1170"> <thead> <tr> <th data-bbox="1094 561 1289 597"></th> <th data-bbox="1289 561 1629 597">All Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="1094 597 1289 1170">Min. Riparian Management Area and Trail width</td> <td data-bbox="1289 597 1629 1170">Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.</td> </tr> </tbody> </table> | | All Zones | Min. Riparian Management Area and Trail width | Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA. | A new riparian management area and trail width regulation is proposed in order to acquire necessary right-of-way in locations where the SSMUH legislation requires rezoning. | | |
| | All Zones | | | | | | | | | |
| Min. Riparian Management Area and Trail width | Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA. | | | | | | | | | |
| 30. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC3 | <table border="1" data-bbox="516 1179 1073 1421"> <tbody> <tr> <td data-bbox="516 1179 1073 1247">Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}</td> </tr> <tr> <td data-bbox="516 1247 1073 1349">For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9}</td> </tr> <tr> <td data-bbox="516 1349 1073 1421">For areas identified as 12 storeys = 3.3 FAR ^{.9}</td> </tr> </tbody> </table> | Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7} | For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} | For areas identified as 12 storeys = 3.3 FAR ^{.9} | <table border="1" data-bbox="1094 1179 1629 1421"> <tbody> <tr> <td data-bbox="1094 1179 1629 1247">Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7}</td> </tr> <tr> <td data-bbox="1094 1247 1629 1349">For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13}</td> </tr> <tr> <td data-bbox="1094 1349 1629 1421">For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9}</td> </tr> </tbody> </table> | Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7} | For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13} | For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9} | Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3 |
| Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7} | | | | | | | | | | |
| For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9} | | | | | | | | | | |
| For areas identified as 12 storeys = 3.3 FAR ^{.9} | | | | | | | | | | |
| Min. Density (if applicable) & Max. Base Density FAR ^{-1,-7} | | | | | | | | | | |
| For areas identified as PARK = 0.5 FAR ^{.9} For areas identified as 6 storeys = 1.8 FAR ^{.9, 13} | | | | | | | | | | |
| For areas identified as 12 storeys = 3.3 3.5 FAR ^{.9} | | | | | | | | | | |

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| | (Midtown) | <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 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> | FAR to 3.5 FAR to comply with the TOA legislation. |
| 31. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC ₄ (Rutland) | <p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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, .13}</p> <p>For areas identified as 12 storeys = 3.3 3.5 FAR^{.9}</p> <p>See Underground Parking Base FAR Adjustments^{.12}</p> | Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3 FAR to 3.5 FAR to comply with the TOA legislation. |
| 32. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – UC ₅ (Pandosy) | <p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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 14 storeys = 3.9 FAR^{.9}</p> | <p>Min. Density (if applicable) & Max. Base Density FAR^{.1, .7}</p> <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, .13}</p> <p>For areas identified as 8 storeys = 2.35 FAR^{.9}</p> <p><u>For areas identified as 12 storeys = 3.5 FAR^{.9}</u></p> <p>For areas identified as 14 storeys = 3.9 FAR</p> | Added new footnote .13 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. Adjust the 12 storey density from 3.3 FAR to 3.5 FAR to comply with the TOA legislation. |

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| | | See Underground Parking Base FAR Adjustments ^{.12} | See Underground Parking Base FAR Adjustments ^{.12} | |
| 33. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – CA1 | <p>Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}</p> <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> | <p>Min. Density (if applicable) & Max. Base Density FAR ^{.1, .7}</p> <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 ^{.4, .9}</p> <p>See Underground Parking Base FAR Adjustments ^{.12}</p> | Added new footnote .4 to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. |
| 34. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes | n/a | ^{.13} Lots identified in a Transit Oriented Area identified by Map 8.3.b , Map 8.3.c, or Map 8.3.d have the base FAR for the 6-storey category increased from 1.8 FAR to 2.5 FAR. Developments that use this base density cannot apply the Underground Parking Base FAR Adjustment referenced in footnote ^{.12} . | Added new footnote ^{.13} to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. |

| No. | Section | Current Wording | Proposed Wording | Reason for Change |
|-----|--|---|--|--|
| 35. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes | <p>⁻⁴ The maximum height for hotels is permitted to be 12 storeys & 39.0 m only in situations where:</p> <ul style="list-style-type: none"> 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 | <p>⁻⁴ The base FAR is adjusted to 3.5 and the maximum height is adjusted to 12 storeys & 39 metres only in situations where:</p> <ul style="list-style-type: none"> a) the development is a hotel on a lot fronting a Provincial Highway that does not abut a lot that is zoned RR1, RR2, RU1, RU2, RU3, or RU5; or b) a primarily residential development is located within Map 8.3.c Orchard Park Exchange; | Rewrote footnote ⁻⁴ to the 6 storey category in order to comply with minimum densities outlined in the TOA legislation. |
| 36. | Section 14 - Core Area and Other Zones 14.14 Core Area and Other Zones Density and Height – Footnotes | <p>⁻² The maximum height of 3 additional storeys & 12.0 metres only applies in situations where:</p> <ul style="list-style-type: none"> a) Lots are located fronting a collector or arterial road; and b) Lots are within 400 m of transit stop; and c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, RU4, or RU5. | <p>⁻² The maximum height of 3 additional storeys & 12.0 metres only applies in situations where:</p> <ul style="list-style-type: none"> a) Lots are located fronting a collector or arterial road; and b) Lots are within 400 m of transit stop; and c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, or RU5. | Delete reference to RU4 zone. |
| 37. | The footer at the bottom of all Sections | See Chart W | See Chart X | Change the footer to follow the relabeling of the Single & Two Dwelling Zones section to the Suburban Infill section. |

Chart A

Original – Section 7 – Site Layout

| Table 7.2 – Tree & Landscaping Planting Requirements cm =centimetres / m = metres / m ² = square metres | | | | |
|--|--|---|---|---|
| Criteria | MF1 & MF2 Zones | MF3 zone, Core Area Zone, and Health District Zones | Urban Centre Zones, Village Centre Zone, & Institutional Zones | Commercial Zones, Industrial Zones, & Comprehensive Development Zones |
| Minimum Tree amount ^{.2} | One tree per 50 m ² of landscape area or 1 tree per 12 linear metres of landscape area (whichever is more) ^{.2} | One tree per 55 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2} | One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2} | One tree per 30 m ² of landscape area or 1 tree per 10 linear metres of landscape area (whichever is more) ^{.2} |
| Minimum Deciduous Tree Caliper ^{.1} | Large: 5 cm Medium: 4 cm Small: 3 cm | | | |
| Minimum Coniferous Tree Height | 250 cm | | | |
| Minimum Ratio between Tree size ^{.3} | Large: Min 50% Medium: No min or max Small: Max 25% | | | |
| Minimum Growing Medium Area ^{.4} | 75% soil-based landscaping groundcover in landscape areas See Visual Example Figure 7.2.1 | | | |
| Minimum Growing Medium Volumes per Tree ^{.4} | Large Single: 30 m ³ - Large Multiple Connected by Trench or Cluster: 25 m ³ Medium Single: 20 m ³ - Medium Multiple Connected by Trench or Cluster: 18 m ³ Small Single: 15 m ³ - Small Multiple Connected by Trench or Cluster: 12 m ³ | | | |
| FOOTNOTES (Section 7.2): ^{.1} All deciduous trees shall have a minimum clear stem height of 1.5 m. ^{.2} The total area and linear metre calculation are used to determine a minimum number of trees that is to be planted within the landscape areas . The minimum number of trees on site shall be whichever calculation is greater (the area or the linear metre). The tree spacing shall follow the City of Kelowna's Urban Tree Guide but there is no minimum or maximum regarding tree spacing. This provides landscape plan flexibility to allow grouping of trees where applicable. ^{.3} Tree size will be defined in the City of Kelowna's Urban Tree Guide , if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for purposes of minimum ratio between tree size. ^{.4} Minimum growing medium may be shared through the landscape area (tree, turf, and shrub). | | | | |

Chart B

Proposed – Section 7 – Site Layout

| Table 7.2 – Tree & Landscaping Planting Requirements <small>cm =centimetres / m = metres / m² = square metres</small> | | | |
|--|---|--|---|
| Criteria | Any MF1, RU1, RU2, or RU3 zone for which the lot contains 3 or more dwelling units. | MF2 zone, MF3 zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones | Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones |
| Minimum Number of Trees within Landscape Areas ⁻² | 1 tree per 10 linear metres of landscape area ^{-2, .7, .10, .11} | 1 tree per 10 linear metres of landscape area ⁻² | 1 tree per 10 linear metres of landscape area ^{-2, .6} |
| Minimum Growing Medium Area ⁻⁴ | 75% soil-based landscaping groundcover in landscape areas ^{-9, .11} See Visual Example Figure 7.2.1 | 75% soil-based landscaping groundcover in landscape areas ⁻⁹ See Visual Example Figure 7.2.1 | 75% soil-based landscaping groundcover in landscape areas ^{-6, .9} See Visual Example Figure 7.2.1 |
| Minimum Landscaping for any surface parking lot over 15 vehicles ⁻⁵ | <p>(a) Notwithstanding Section 7.2.3, if a parking lot over 15 vehicles abuts a street, that interface must have at least a minimum 1.5 metres landscape area (the setback landscaping area might be larger). See Figure 7.2.10;</p> <p>(b) landscaped islands are required at the end of each parking aisle;</p> <p>(c) the maximum number of parking spaces in a consecutive row is 14 with a landscaped island or drive aisle separating the next 14 spaces;</p> <p>(d) landscaped islands are not to be longer than the adjacent parking space;</p> <p>(e) landscaped islands shall be clearly delineated as separate and in addition to required parking and loading spaces;</p> <p>(f) locate landscaped islands such that loading and unloading vehicles can gain access without undue interference; and</p> <p>(g) a minimum of one tree must be included in a landscaped island.</p> | | |
| Minimum / Maximum Tree Spacing | <p>Minimum tree spacing is based on site requirements for sightlines or accessibility along with standard planting practices for the tree species. Trees may be planted closer together as needed and additional trees are highly encouraged. Spacing is not dictated by requirements for the number of trees required in the Landscape Area.</p> | | |
| Minimum Setback from buildings, raised patios, and balconies to on-site trees | <p>Large: 3 m radius from centre of tree up to the second storey of the building Medium: 2 m radius from centre of tree up the second storey of the building Small: 1 m radius from centre of tree up to the second storey of the building</p> <p>Any underground parkade, underground building, underground structure (such as a stormwater detention tank) must be setback at least 1 metre volumetrically measured from the centre of the tree at finished grade (trunk flare).</p> | | |

| Table 7.2 – Tree & Landscaping Planting Requirements | | | | |
|---|--|--|---|-------------------|
| cm =centimetres / m = metres / m ² = square metres | | | | |
| Criteria | Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units. | MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones | Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones | |
| Minimum Deciduous Tree Planting Stock Caliper ⁻¹ | Large: 5 cm Medium: 4 cm Small: 3 cm | | | |
| Minimum Coniferous Tree Planting Stock Height | 250 cm | | | |
| Minimum Ratio between Tree size ⁻³ | Large: Min 50% Medium: No min or max Small: Max 25% | | | |
| Minimum Growing Medium Volumes per Tree ^{-4, -8} | | Single Tree | Pair | Shared |
| | Large Tree | 30 m ³ | 20 m ³ | 15 m ³ |
| | Medium Tree | 20 m ³ | 15 m ³ | 12 m ³ |
| | Small Tree | 15 m ³ | 12 m ³ | 10 m ³ |
| FOOTNOTES (Section 7.2): ⁻¹ All deciduous trees shall have a minimum clear stem height of 1.5 m. ⁻² The linear metre calculation is used to determine a minimum number of trees that is to be planted within the landscape area (not the minimum spacing). At least one tree per landscape area is required. ⁻³ Tree size will be defined in the City of Kelowna's Urban Tree Guide , if only one tree is required, it must be a large tree or conifer. All columnar trees shall be considered a medium or small tree for determination of the tree size ratio. However, these trees require the equivalent Large Tree Growing Medium Volume. All trees onsite including the trees within the landscape area and the trees within parking lot landscape islands must meet this ratio. ⁻⁴ Minimum growing medium may be shared through the landscape area (tree, turf, and shrub). Electrical transformers and driveways within the landscape areas can be excluded from the minimum percentage of growing medium area. ⁻⁵ The minimum number of trees within landscape areas and within parking islands are separate calculations and cannot be double counted to meet minimum numbers. However, trees in adjacent parking landscape islands may share growing medium with the Landscape Area to meet trenched/shared growing medium minimum amounts. ⁻⁶ The minimum number of trees in the front yard or flanking yard landscape area can be planted outside the front yard or flanking yard landscape areas if the abutting boulevard contains an irrigated boulevard with planted street trees. If the minimum number of trees is planted outside the front yard or flanking yard landscape area then there is no minimum growing medium area required in the front yard or flanking yard landscape area . ⁻⁷ The minimum landscaping and number of trees required are only required when a lot contains three | | | | |

Table 7.2 – Tree & Landscaping Planting Requirements

cm =centimetres / m = metres / m² = square metres

| | | | |
|----------|--|--|---|
| Criteria | Any MF ₁ , RU ₁ , RU ₂ , or RU ₃ zone for which the lot contains 3 or more dwelling units. | MF ₂ zone, MF ₃ zones, Core Area Zone, Village Centre Zone, Health District Zones, and Institutional Zones | Urban Centre Zones, Commercial Zones, Industrial Zones, & Comprehensive Development Zones |
|----------|--|--|---|

or more dwelling units.

- ^{.8} For growing medium volume calculation, any continuous growing medium the roots can reach on the subject property to a depth of 1 metre can be applied. The boulevard can be used for growing medium volume if the growing medium volume does not interfere with the necessary growing medium volume for street trees. If this growing medium area is covered by sidewalk or other impervious surface, soil cells will be required to achieve the minimum growing medium requirement. If the overall soil volumes cannot be met but soil cells are installed, then there is no minimum growing medium volume requirement.
- ^{.9} There is no minimum growing medium area required in front yard or flanking yard landscape area if soil cells are installed to accommodate the minimum on-site trees within the front yard or flanking yard landscape area.
- ^{.10} The minimum number of trees in the front yard or flanking yard landscape area can be planted outside the front yard or flanking yard landscape areas if the abutting boulevard contains overhead electrical power lines that would interfere with the growth of the trees.
- ^{.11} There is no minimum number of trees onsite and no minimum growing medium area within the front yard or flanking yard landscape area if adequately sized large trees are planted within the boulevard utilizing soil cells and the boulevard contains a sidewalk or a sidewalk is installed.

Chart C

Original – Section 7.3 - Refuse and Recycling Bins

7.3 Refuse and Recycling Bins

- 7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above **natural grade** (in zones other than agricultural zones) shall:
- (a) require opaque screening from **adjacent lots** and **streets**.
 - (b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
 - (c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
 - (d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any **lot line abutting a rural residential, single & two dwelling, or multi-dwelling** zone.
 - (e) an unobstructed access **lane** with a minimum width of 3.0 metres and a minimum vertical **clearance** of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure
- 7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a **front lot line** or **side lot line**.

Chart D

Proposed – Section 7.3 - Refuse and Recycling Bins

7.3 Refuse and Recycling Bins

Private Collection

- 7.3.1 All refuse and recycling bins (including all other large receptacles used for the temporary storage of materials) that are placed wholly above **natural grade** (in zones other than agricultural zones) shall:
- (a) require opaque screening from **adjacent lots** and **streets**.
 - (b) all screening shall be a minimum of 1.3 metres in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
 - (c) all sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 metres in height.
 - (d) all refuse or recycling bins shall be setback a minimum of 3.0 metres from any **lot line abutting a rural residential, single & two dwelling, or multi-dwelling zone**.
 - (e) an unobstructed access **lane** with a minimum width of 3.0 metres and a minimum vertical **clearance** of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure
- 7.3.2 All refuse and recycling bins that are placed in-ground must be set back 0.5 metres from a **front lot line** or **side lot line**.

Public Collection

- 7.3.3 All garbage and recycling containers must be stored within a building, enclosure, or a garage. The space allocated per bin must meet the dimensions shown in Table 7.3.3 Minimum Refuse and Recycling Bin Space.

| Table 7.3.3 Minimum Refuse and Recycling Bins Space | | | | |
|---|----------------------|---------------------|----------------------|-------------------------------------|
| Container Size: | Min. Cart Length (m) | Min. Cart Width (m) | Min. Cart Height (m) | Min. Cart Aisle Width ^{.1} |
| 120 litre Cart | 0.6 m | 0.5 m | 1.8 m | 0.6 m |
| 240 litre Cart | 0.7 m | 0.6 m | 1.9 m | 0.7 m |
| 360 litre Cart | 0.9 m | 0.7 m | 2.0 m | 0.8 m |

FOOTNOTES (Table 7.3.3):

^{.1} The bins cannot overlap with any other allocated space such as a parking space. The minimum bin aisle space is necessary to roll the bins to the outside and cannot overlap with any other space such as a parking space.

Chart E

Original – Table 8.2.7.b Ratio of Parking Space Sizes

| Table 8.2.7.b Ratio of Parking Space Sizes | | |
|---|--|--|
| Uses: | Min. Regular Size Vehicle parking spaces | Max. Small Size Vehicle parking spaces |
| Single Detached Dwelling, Duplex, or Semi-Detached | 100% ^{.3} | 0% |
| Carriage house or secondary suite | 0% | 100% ^{.3, .4} |
| Short-term rental accommodations | 0% | 100% ^{.3, .4} |
| Dwelling units in the MF1 zone with access to a lane | 0% | 100% ^{.3, .4} |
| Dwelling units in the MF1 zone without access to a lane | 100% ^{.3} | 0% |
| Townhouses, Stacked Townhouses, and Apartments | 50% ^{.1, .2, .3, .4} | 50% ^{.4} |
| Commercial | 70% ^{.4} | 30% ^{.4} |
| Industrial | 70% ^{.4} | 30% ^{.4} |
| Institutional | 50% ^{.4} | 50% ^{.4} |

FOOTNOTES (Section 8.2.7):

- ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces, “accessible parking spaces” shall be included in the minimum number regular size vehicle parking spaces.
- ^{.2} All visitor parking spaces must be regular size vehicle parking spaces.
- ^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space.
- ^{.4} All parking spaces must be regular size vehicle parking space when: the length of a parking space abuts a doorway or when a surface parking space abuts a lane perpendicularly.

Chart F

Proposed - Table 8.2.7.b Ratio of Parking Space Sizes

| Table 8.2.7.b Ratio of Parking Space Sizes | | |
|---|--|--|
| Uses: | Min. Regular Size Vehicle parking spaces | Max. Small Size Vehicle parking spaces |
| Principal Dwelling units in the A1, A2, RR1, RR2, RU1, RU2, RU3, and RU5 zones. | 100% ^{.3} | 0% |
| Carriage house or secondary suite | 0% | 100% ^{.3, .4} |
| Dwelling units in the MF1 zone with access to a lane | 0% ^{.5} | 100% ^{.3, .4} |
| Dwelling units in the MF1 zone without access to a lane | 100% ^{.3} | 0% |
| Townhouses, Stacked Townhouses, and Apartments | 50% ^{.1, .2, .3, .4} | 50% ^{.4} |
| Commercial | 70% ^{.4} | 30% ^{.4} |
| Industrial | 70% ^{.4} | 30% ^{.4} |
| Institutional | 50% ^{.4} | 50% ^{.4} |

FOOTNOTES (Section 8.2.7):

- ^{.1} For the purpose of calculating the percentage of regular size vehicle parking spaces, “accessible parking spaces” shall be included in the minimum number regular size vehicle parking spaces.
- ^{.2} All visitor parking spaces must be regular size vehicle parking spaces.
- ^{.3} All parking spaces that are configured in tandem must be regular size vehicle parking space.
- ^{.4} All parking spaces must be regular size vehicle parking space when: the length of a parking space abuts a doorway or when a surface parking space abuts a lane perpendicularly.
- ^{.5} For any MF1 development with two dwelling units or less, the minimum regular size vehicle parking spaces for the principal dwelling units is 100%.

Chart G

Original – Section 8.2.17 Accessible Parking Standards

Accessible Parking Standards

8.2.17 The minimum accessible parking shall be provided as a function of the total number of parking space provided onsite as described in Table 8.2.17 and illustrated in [Figure 8.2.17](#):

| Table 8.2.17 Amount of Accessible Parking Spaces | | |
|--|---|---|
| Total Number of Parking Spaces Onsite. | Min. Number of Required Accessible Parking Spaces | Min. Number of Required Van-Accessible Parking Spaces |
| 1 – 4 spaces | 0 spaces | 0 spaces |
| 5 – 36 spaces | 1 space | 0 spaces |
| 37 – 68 spaces | 2 spaces | 1 space |
| 69 – 100 spaces | 3 spaces | 1 space |
| 101-150 spaces | 4 spaces | 1 space |
| 151-200 spaces | 5 spaces | 1 space |
| 201-300 spaces | 6 spaces | 2 spaces |
| 301-400 spaces | 7 spaces | 2 spaces |
| 401-500 spaces | 8 spaces | 2 spaces |
| Over 500 spaces | 2% of the total spaces | 2 spaces |

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

- (a) if one or more visitor parking spaces are required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

Chart H

Proposed – Section 8.2.17 Accessible Parking Standards

Accessible Parking Standards

8.2.17 The minimum accessible parking shall be provided as a function of the total number of parking space provided onsite as described in Table 8.2.17 and illustrated in [Figure 8.2.17](#). However, if a development is within a Transit Oriented Area as identified in Map 8.3.a , Map 8.3.b , Map 8.3.c , or Map 8.3.d and utilizes the parking exemption to provide less parking than would otherwise be required by Table 8.3 Required Off-Street Parking Requirements then development must provide at least the minimum required amount of Accessible Parking spaces onsite as identified in Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas.

- (a) if one or more visitor parking spaces are required, then at least one of those visitor [parking spaces](#) shall be configured as an accessible [parking space](#);
- (b) designate as an accessible [parking space](#) using appropriate signage;
- (c) include accessible [parking spaces](#) in the calculation of the applicable minimum parking requirement; and
- (d) accessible [parking spaces](#) shall be located as close to a main [building](#) entrance, on a level non-skid surface.

| Table 8.2.17 Amount of Accessible Parking Spaces | | |
|--|---|---|
| Total Number of Parking Spaces Onsite. | Min. Number of Required Accessible Parking Spaces | Min. Number of Required Van-Accessible Parking Spaces |
| 1 – 4 spaces | 0 spaces | 0 spaces |
| 5 – 36 spaces | 1 space | 0 spaces |
| 37 – 68 spaces | 2 spaces | 1 space |
| 69 – 100 spaces | 3 spaces | 1 space |
| 101-150 spaces | 4 spaces | 1 space |
| 151-200 spaces | 5 spaces | 1 space |
| 201-300 spaces | 6 spaces | 2 spaces |
| 301-400 spaces | 7 spaces | 2 spaces |
| 401-500 spaces | 8 spaces | 2 spaces |
| Over 500 spaces | 2% of the total spaces | 2 spaces |

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

| Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas | | |
|--|---|---|
| Total Number of Dwelling Units | Min. Number of Required Accessible Parking Spaces | Min. Number of Required Van-Accessible Parking Spaces |
| 1 – 9 units | 0 spaces | 0 spaces |

| Table 8.2.17a Required Amount of Accessible Parking Spaces in Transit Oriented Areas | | |
|---|--|--|
| Total Number of Dwelling Units | <u>Min.</u> Number of Required Accessible Parking Spaces | <u>Min.</u> Number of Required Van-Accessible Parking Spaces |
| 10 – 50 units | 1 space | 0 spaces |
| 51-100 units | 2 spaces | 1 space |
| 101 – 200 units | 3 spaces | 1 space |
| 201-300 units | 4 spaces | 1 space |
| 301-400 units | 5 spaces | 1 space |
| Over 400 units | 6 spaces | 2 spaces |

Note: The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6) and two (2) of which must be van accessible.

Chart I

Original – 8.2.18 Electric Vehicle Charging and Table 8.2.18 Minimum Electric Vehicle Parking and Charging Requirements.

Electric Vehicle Charging

8.2.18 The minimum electric vehicle parking and charging requirements are described in Table 8.2.18.

| Table 8.2.18 – Minimum Electric Vehicle Parking and Charging Requirements | | | | | |
|--|--|--|---|---|-----------------------------|
| Land Use / Type of Development | Minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging ^{.8} | | | | Effective Date |
| | Urban Centre Zones | MF1 Zone, Village Centre Zones, and Zones fronting a Transit Supportive Corridor | All other zones within the Core Area | All other zones outside the Core Area ^{.6} | |
| Apartment Housing, ^{.1, .2, .3, & .4} Stacked Townhouses, ^{.1, .2, .3, & .4} & Townhouses ^{.1, .2, .3, & .4} | Min 0.8 energized spaces ^{.6} per bachelor dwelling unit | Min 0.9 energized spaces ^{.6} per bachelor dwelling unit | Min 1.0 energized space ^{.6} per dwelling unit | Min 1.0 energized space ^{.6} per dwelling unit | April 1, 2024 ^{.7} |
| | Min 0.9 energized spaces ^{.6} per 1 bedroom dwelling unit | Min 1.0 energized space ^{.6} per 1 or more bedroom dwelling unit | | | |
| | Min 1.0 energized space ^{.6} per 2 or more bedroom dwelling unit | | | | |
| Congregate Housing ^{.1, .2, .3, & .4} & Supportive Housing ^{.1, .2, .3, & .4} | Min 0.35 energized spaces per sleeping unit | Min 0.35 energized spaces per sleeping unit | Min 0.35 energized spaces per sleeping unit | Min 0.35 energized spaces per sleeping unit | |
| Duplex Housing, ^{.1 & .5} Semi-Detached Housing, ^{.1 & .5} & | Min 1.0 energized space per dwelling unit | Min 1.0 energized space per dwelling unit | Min 1.0 energized space per dwelling unit | Min 1.0 energized space per dwelling unit | |

| | | | | | |
|--|--|--|--|--|--|
| <p>Single Detached Housing .1 & .5</p> | | | | | |
| <p>FOOTNOTES (Section 8.2.18)</p> <p>.1 The minimum energized electric vehicle energized outlets do not apply to the visitor parking.</p> <p>.2 Energized Outlets must be labelled for their intended use for electric vehicle charging only.</p> <p>.3 Energized Outlets must be assigned to an individual vehicle parking space and must be located no further than 1.0 metre from that parking space.</p> <p>.4 No more than one Energized Outlet may be assigned to an individual vehicle parking space.</p> <p>.5 The minimum energized electric vehicle energized outlets do not apply to secondary suites or carriage houses.</p> <p>.6 The minimum amount of electric vehicle energized outlets per parking space capable of providing level 2 charging can be reduced by 75% if the lot is zoned with a “r – rental only” sub-zone that restricts the dwelling units to a rental only tenure and prohibits any building stratification or bareland stratification.</p> <p>.7 This is the date these regulation will come into effect.</p> <p>.8 Where base parking requires a minimum of less than 1.0 space per dwelling unit, all parking spaces require an energized outlet capable of providing level 2 charging shall be provided. For example: each dwelling unit should be assigned an energized parking space prior to a dwelling unit being assigned two or more energized parking spaces.</p> | | | | | |

Chart J

Proposed – 8.2.18 Electric Vehicle Charging and Table 8.2.18 Minimum Electric Vehicle Parking and Charging Requirements.

Electric Vehicle Charging

8.2.18 Any development with residential **dwelling units** that provides an on-site parking **spaces** for that **dwelling unit** must be an electric vehicle **energized outlet** capable of providing **level 2 charging**. The rate shall be one energized **space** per **dwelling unit** that is provided a parking stall. For example, if a development does not provide a parking space onsite for that dwelling unit then there is no requirement for an electric vehicle **energized outlet** for that **dwelling unit**.

- a) The minimum energized electric vehicle energized outlets do not apply to the visitor parking.
- b) **Energized Outlets** must be labelled for their intended use for electric vehicle charging only.
- c) **Energized Outlets** must be assigned to an individual vehicle parking space and must be located no further than 1.0 metre from that parking space.
- d) No more than one **Energized Outlet** may be assigned to an individual vehicle parking space.
- e) The minimum energized electric vehicle energized outlets do not apply to secondary suites or carriage houses.
- f) The minimum amount of electric vehicle **energized outlets** per parking space capable of providing **level 2 charging** can be reduced by 75% if the lot is zoned with a “r – rental only” sub-zone that restricts the **dwelling units** to a rental only tenure and prohibits any building stratification or bareland stratification.
- g) The Effective date these regulation will come into effect is April 1st 2024.

Table 8.2.18 [Deleted]

Chart K

Original – Table 8.3 – Required Residential Off-Street Parking Requirements

| Table 8.3 – Required Residential Off-Street Parking Requirements ^{.6} | | | | | |
|---|---|---|---|---|--|
| Land Use / Type of Development | Urban Centre Zones ^{.5} | MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor | All other zones within the Core Area | All other zones outside the Core Area ^{.3} | Minimum Visitor Parking Requirement ^{.1, .2} |
| Apartment Housing, Townhouses, Stacked Townhouses, & Residential Security Operator Unit | Min 0.8 spaces & Max 1.25 spaces per bachelor dwelling unit | Min 0.9 spaces ^{.4} & Max 1.25 spaces per bachelor dwelling unit | Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit | Min 1.0 space & Max 1.25 spaces per bachelor dwelling unit | Min 0.14 spaces ^{.1} & Max 0.2 spaces per dwelling unit |
| | Min 0.9 spaces & Max 1.25 spaces per 1 bedroom dwelling unit | Min 1.0 space ^{.4} & Max 1.25 spaces per 1 bedroom dwelling unit | Min 1.2 spaces & Max 1.6 spaces per 1 bedroom dwelling unit | Min 1.25 spaces & Max 1.6 spaces per 1 bedroom dwelling unit | |
| | Min 1.0 space & Max 1.5 spaces per 2 or more bedroom dwelling unit | Min 1.1 spaces ^{.4} & Max 1.6 spaces per 2 bedroom dwelling unit | Min 1.4 spaces & Max 2.0 spaces per 2 bedroom dwelling unit | Min 1.5 spaces & Max 2.0 spaces per 2 bedroom dwelling unit | |
| | | Min 1.4 spaces ^{.4} & Max 2.0 spaces per 3 bedroom dwelling unit | Min 1.6 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit | Min 2.0 spaces & Max 2.5 spaces per 3 bedroom or more dwelling unit | |
| Congregate Housing & Supportive Housing | Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non-resident on-duty employee or a Min of 3.0 spaces (whichever is greater). Max 2.0 spaces per sleeping unit | | | | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Single Detached Housing, Semi-Detached Housing, & | Min 1.0 space per dwelling unit & Max n/a | Min 1.0 space per dwelling unit & Max n/a | Min 2.0 spaces per dwelling unit & Max n/a | Min 2.0 spaces per dwelling unit & Max n/a | Min 0.0 ^{.7} spaces & Max n/a |

Table 8.3 – Required Residential Off-Street Parking Requirements^{.6}

| Land Use / Type of Development | Urban Centre Zones ^{.5} | MF1 Zone ^{.4} , Village Centre Zones, and Zones fronting a Transit Supportive Corridor | All other zones within the Core Area | All other zones outside the Core Area ^{.3} | Minimum Visitor Parking Requirement ^{.1, .2} |
|--------------------------------|----------------------------------|---|--------------------------------------|---|---|
| Duplex Housing | | | | | |

FOOTNOTES (Table 8.3.1):

- ^{.1} Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is five (5) dwelling units. For example, a lot with four (4) dwelling units does not require a visitor parking space.
- ^{.3} Minimum and maximum parking rates for various Comprehensive Development Zones are outline in Table 8.3.1 Other Residential Parking.
- ^{.4} MF1 zoned lots with four dwelling units or less shall have a minimum of one (1) parking space per dwelling unit. The parking rate identified above applies to MF1 lots with five dwelling units or more.
- ^{.5} All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.
- ^{.6} This table provides the minimum and maximum base parking requirements for various residential land uses.
- ^{.7} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

Chart L

Proposed – Table 8.3 – Required Residential Off-Street Parking Requirements

| Table 8.3 – Required Residential Off-Street Parking Requirements | | | | | |
|--|---|---|--|--|--|
| Location of Residential Development | Required Parking by Unit Type | | | | Visitor Parking Required ^{.1, .2} |
| | Studio Units | 1 – bedroom Units | 2 – bedroom Units | 3 – bedroom or more Units | |
| Dwelling Units within an Urban Centre Zone ^{.5, .8} | Min 0.8 spaces & Max 1.25 spaces per studio | Min 0.9 spaces & Max 1.25 spaces per 1 bedroom | Min 1.0 space & Max 1.5 spaces per 2 bedroom | Min 1.0 space & Max 1.5 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units within a Village Centre Zone | Min 0.9 spaces & Max 1.25 spaces per studio | Min 1.0 space & Max 1.25 spaces per 1 bedroom | Min 1.1 spaces & Max 1.6 spaces per 2 bedroom | Min 1.4 spaces & Max 2.0 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units within the MF1 Zone ^{.8} | Min 1.0 space & Max 1.5 spaces per studio ^{.10} | Min 1.0 space & Max 1.5 spaces per 1 bedroom ^{.10} | Min 1.0 space & Max 1.5 spaces per 2 bedroom ^{.10} | Min 1.0 space & Max 2.0 spaces per 3 bedroom ^{.10} | n/a |
| Dwelling Units for lots fronting a Transit Supportive Corridor ^{.8, .9} | Min 0.9 spaces & Max 1.25 spaces per studio | Min 1.0 space & Max 1.25 spaces per 1 bedroom | Min 1.1 spaces & Max 1.6 spaces per 2 bedroom | Min 1.4 spaces & Max 2.0 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units for lots within the Core Area ^{.8, .9} | Min 1.0 space & Max 1.25 spaces per studio | Min 1.2 spaces & Max 1.6 spaces per 1 bedroom | Min 1.4 spaces & Max 2.0 spaces per 2 bedroom | Min 1.6 spaces & Max 2.2 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units for lots outside the Core Area with 4 or less dwelling units | Min 1.25 space & Max 1.5 spaces per studio ^{.10} | Min 1.25 space & Max 1.5 spaces per 1 bedroom ^{.10} | Min 1.25 space & Max 1.5 spaces per 2 bedroom ^{.10} | Min 1.25 space & Max 2.0 spaces per 3 bedroom ^{.10} | n/a |
| Dwelling Units for lots outside the Core Area with 5 or more dwelling units | Min 1.0 space & Max 1.25 spaces per studio ^{.10} | Min 1.25 spaces & Max 1.6 spaces per 1 bedroom ^{.10} | Min 1.5 spaces & Max 2.0 spaces per 2 bedroom ^{.10} | Min 2.0 spaces & Max 2.6 spaces per 3 bedroom ^{.10} | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units within A1, A2, RR1, & RR2 Zones | Min 2.0 spaces per dwelling unit ^{.12} & Max is n/a | | | | Min 0.0 ^{.13} spaces & Max n/a |
| Dwelling Units within the | Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences | | | | Min 0.14 spaces ^{.11} & |

Table 8.3 – Required Residential Off-Street Parking Requirements

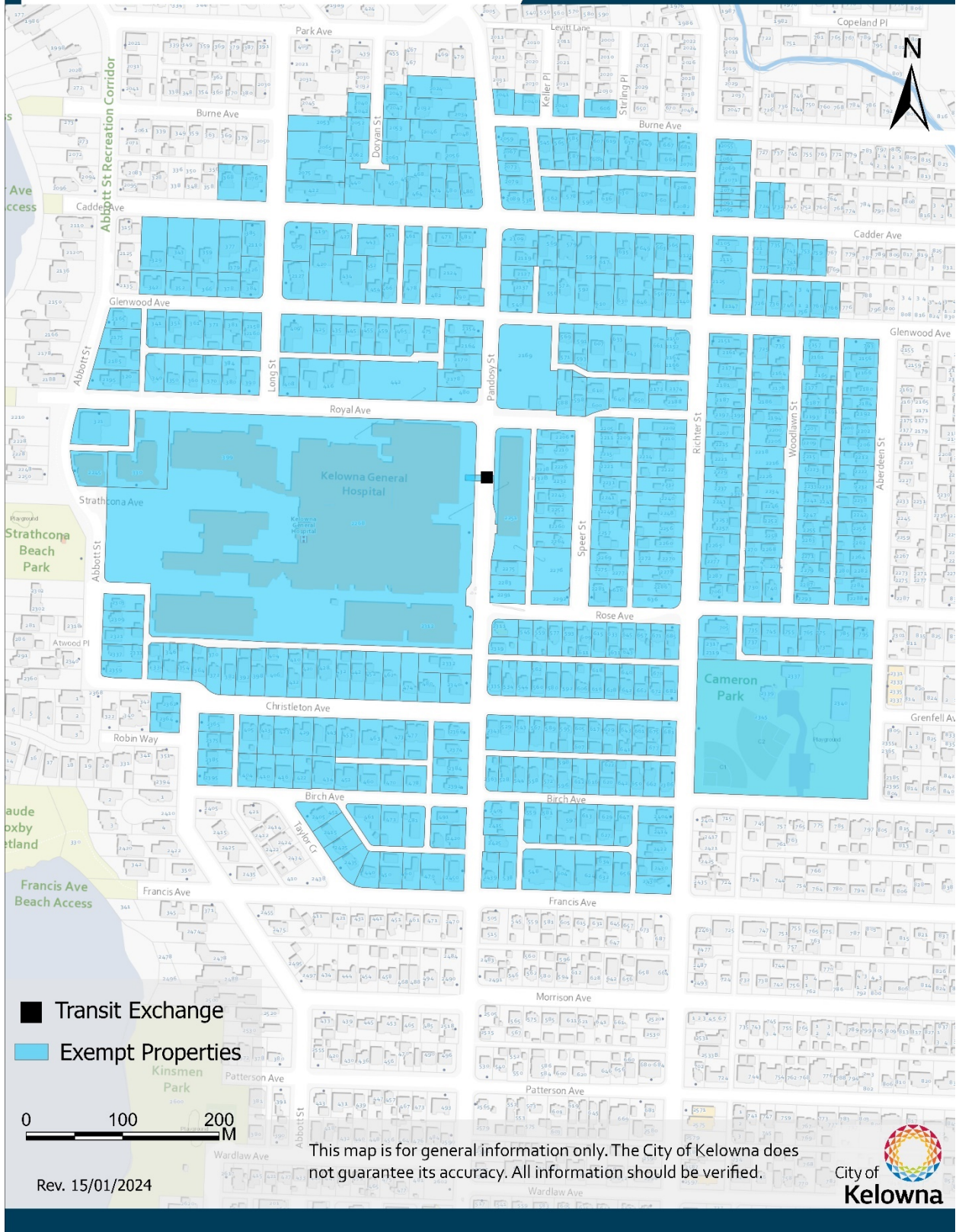
| Location of | Required Parking by Unit Type | | | | Visitor Parking |
|---|--|---|---|--|---|
| CD20 Zone | & Max 1.5 spaces per dwelling unit | | | | Max 0.2 spaces per dwelling unit |
| Dwelling Units within the CD22 zone | Min 0.75 spaces & Max 1.0 space per studio | Min 0.9 spaces & Max 1.25 spaces per 1 bedroom | Min 1.0 space & Max 1.6 spaces per 2 bedroom | Min 1.1 spaces & Max 2.0 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Dwelling Units within the CD26 zone | Min 1.0 space & Max 1.5 space per studio | Min 1.0 space & Max 1.5 spaces per 1 bedroom | Min 1.0 space & Max 1.5 spaces per 2 bedroom | Min 1.0 space & Max 1.5 spaces per 3 bedroom | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Congregate Housing, Group Homes, & Supportive Housing ^{.8} | Min 0.35 spaces per sleeping unit; Plus a Min 0.5 spaces per non-resident on-duty employee or a Min of 3.0 spaces (whichever is greater) & Max 2.0 spaces per sleeping unit | | | | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |

FOOTNOTES (Table 8.3):

- ^{.1} Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.
- ^{.2} Regardless of the parking rate (spaces per unit). The minimum number of dwelling units when the first visitor parking space is required is seven (7) dwelling units. For example, a lot with six (6) dwelling units does not require a visitor parking space.
- ^{.3} [Deleted]
- ^{.4} [Deleted]
- ^{.5} All lots in the areas identified as 3 storeys in Map 4.1 within the OCP (UC1 Downtown) shall not be required to meet any vehicle parking space requirements if the height of the buildings on the lot are 4 storeys or less and 15.0 metres or less.
- ^{.6} [Deleted]
- ^{.7} [Deleted]
- ^{.8} Lots in a Transit Oriented Area (identified in Map 8.3.a, Map 8.3.b, Map 8.3.c, and Map 8.3.d) have no minimum residential parking requirement. However, there is a minimum number of accessible parking spaces required in all new developments (See Section 8.2.17 Accessible Parking Standards).
- ^{.9} This category does not apply to any lots that are zoned MF1, UC1, UC2, UC3, UC4, UC5, or VC1.
- ^{.10} There is no maximum when a lot contains two or fewer dwelling units.
- ^{.11} The minimum visitor parking is 0.05 spaces per student only residences.
- ^{.12} Except secondary suites and carriage houses only require 1.0 space per dwelling unit. The parking spaces for the secondary suites and carriage houses can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.
- ^{.13} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.

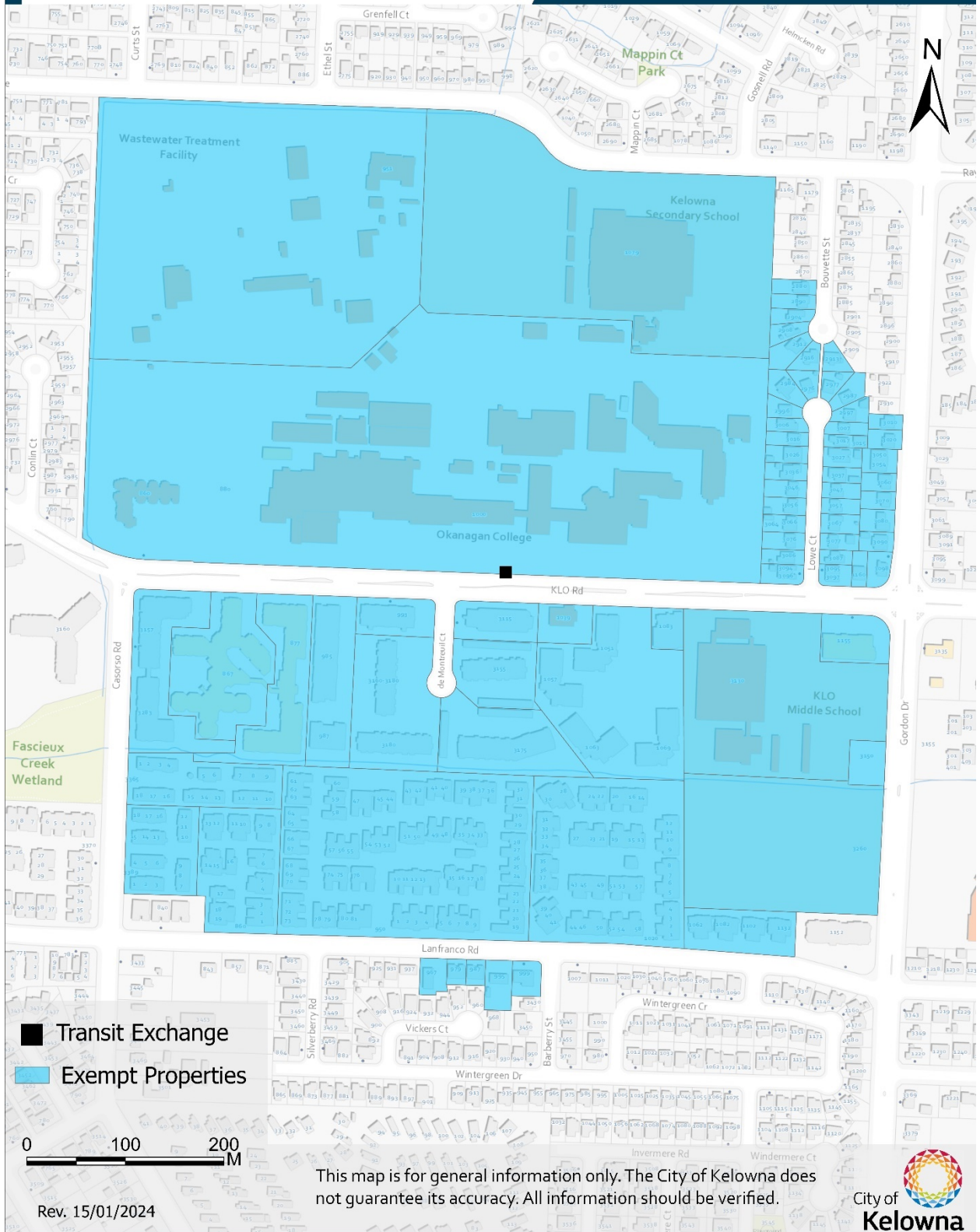
Residential Parking Exemptions

Map 8.3.a Hospital Exchange



Residential Parking Exemptions

Map 8.3.b Okanagan College Exchange

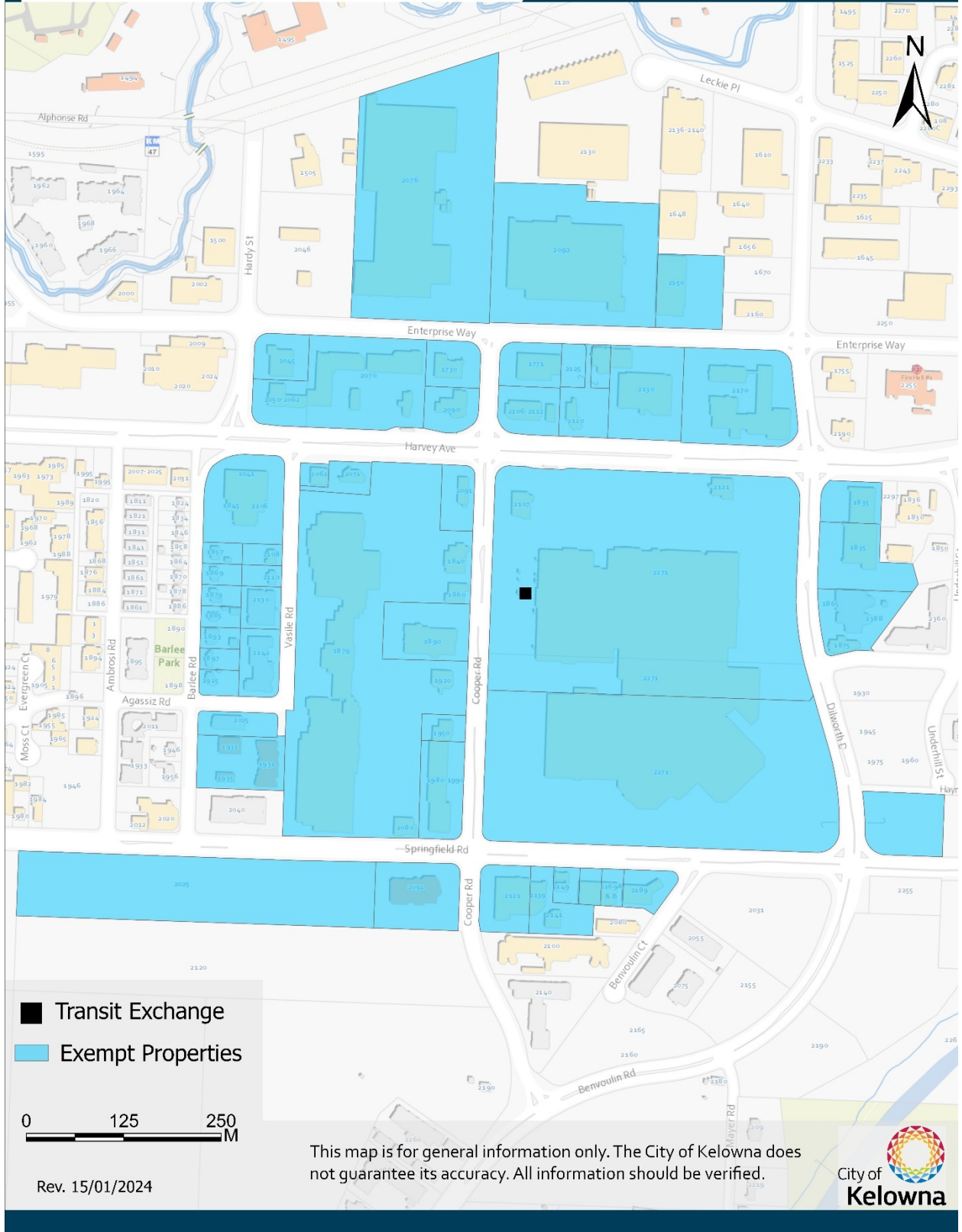


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

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Residential Parking Exemptions

Map 8.3.c Orchard Park Exchange



Residential Parking Exemptions

Map 8.3.d Rutland Exchange

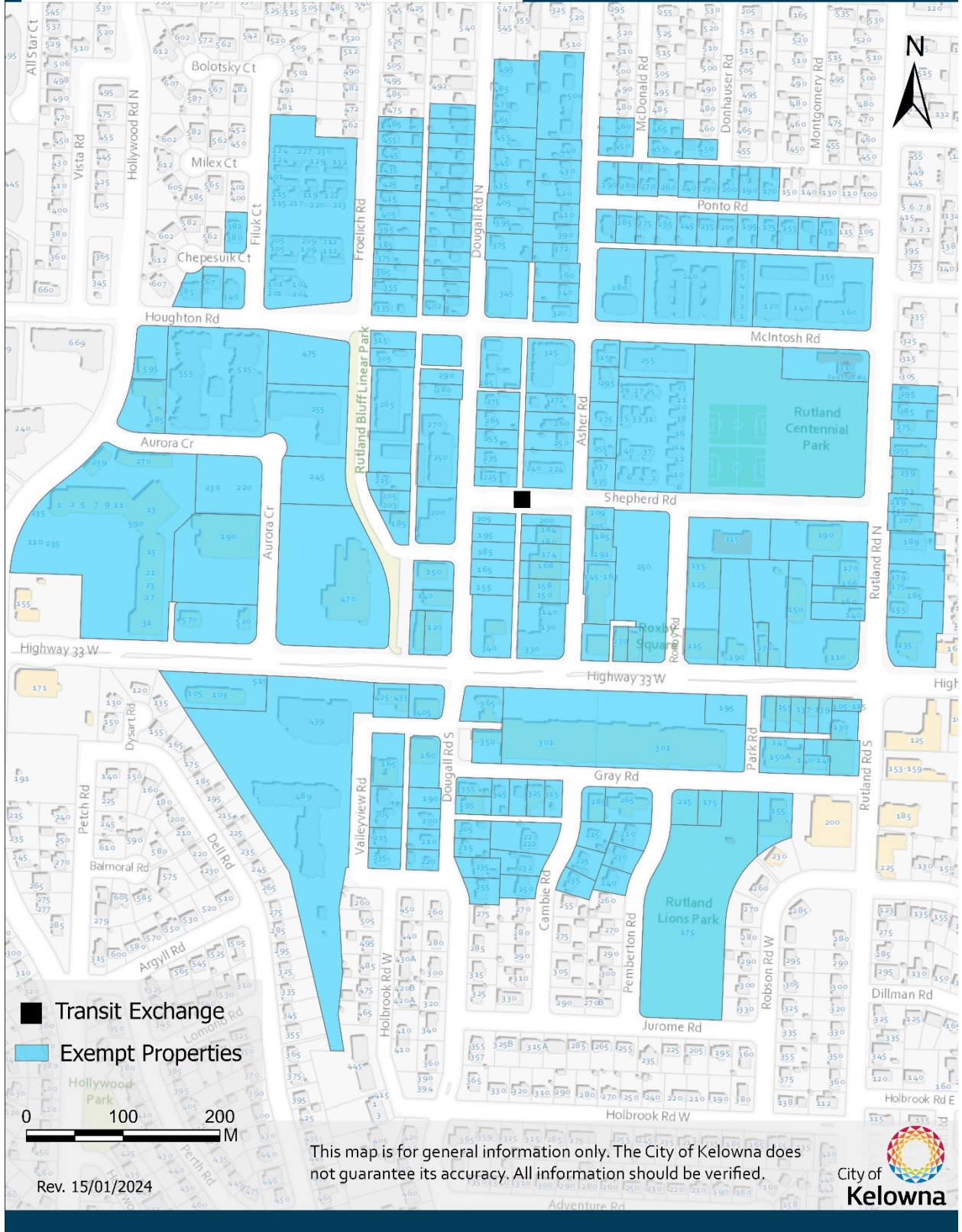


Chart M

Original – Table 8.3.1 – Other Residential Parking

| Table 8.3.1 Other Residential Parking | | | |
|--|---|--|--|
| GFA = gross floor area m ² = square metres | | | |
| Land Use / Type of Development | Base Parking Requirement | | Visitor Parking Requirement ⁻¹ |
| | Minimum | Maximum | |
| Bed and Breakfast Homes | 1.0 space per sleeping unit | 1.5 spaces per sleeping unit | n/a |
| Boarding or Lodging Houses | 1.0 space; plus 0.9 spaces per sleeping unit | 1.5 space; plus 2.0 spaces per sleeping unit | n/a |
| Carriage House | 1.0 space ⁻² | 2.0 spaces | n/a |
| Child Care Centre, Major | 1.0 Space per 11 children of capacity | n/a | n/a |
| Child Care Centre, Minor | 1.0 space | n/a | n/a |
| Group Home | 1.0 space; plus 0.35 spaces per sleeping unit | 2.0 spaces; plus 1.0 space per sleeping unit | n/a |
| Home-Based Business, Major | 1.0 space | 2.0 spaces | n/a |
| Home-Based Business, Major for Health Services on lots located on Royal Avenue or Christleton Avenue | 2.5 spaces per 100 m ² GFA | 5.0 spaces per 100 m ² GFA | n/a |
| Home-Based Business, Minor | n/a | n/a | n/a |
| Home-Based Business, Rural | 1.0 space | n/a | n/a |
| Mobile Homes | 2.0 spaces per dwelling unit | 2.5 spaces per dwelling unit | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Residential units within the CD20 Zone | 1.0 space per dwelling unit, except 0.15 spaces per student only residences | 1.5 spaces per dwelling unit | Min 0.14 spaces per dwelling unit, except 0.05 spaces per student only residences & Max 0.2 spaces per dwelling unit |

| Table 8.3.1 Other Residential Parking GFA = gross floor area m ² = square metres | | | |
|---|---|---|--|
| Land Use / Type of Development | Base Parking Requirement | | Visitor Parking Requirement ⁻¹ |
| | Minimum | Maximum | |
| Residential units within the CD22 zone | 1.1 spaces per dwelling unit greater than 2 bedrooms 1.0 space per 2 bedroom dwelling unit 0.9 spaces per 1 bedroom dwelling unit 0.75 spaces per bachelor dwelling unit | 2.0 spaces per dwelling unit greater than 2 bedrooms 1.6 space per 2 bedroom dwelling unit 1.25 spaces per 1 bedroom dwelling unit 1.0 spaces per bachelor dwelling unit | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Residential units within the CD26 zone | 1.0 space per dwelling unit | 1.5 spaces per dwelling unit | Min 0.14 spaces & Max 0.2 spaces per dwelling unit |
| Secondary Suites | 1.0 space ⁻² | 2.0 spaces | n/a |
| Residential Security / Operator Unit | 1.0 space per dwelling unit | 2.0 spaces per dwelling unit | n/a |
| Short – Term Rental Accommodation: <ul style="list-style-type: none"> Multi-Dwelling Zones and Core Area and Other Zones | No additional parking required (i.e., equivalent to the parking requirements for the principal dwelling unit within that zone). | n/a | n/a |
| Short – Term Rental Accommodation: <ul style="list-style-type: none"> Agriculture & Rural Zones and Single & Two Dwelling Zones | 1.0 space per two sleeping units | n/a | n/a |

FOOTNOTES (Table 8.3.1.):

⁻¹ Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings. Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement.

⁻² Parking space can be located in the driveway and in tandem with the single detached dwelling parking as long as two additional off-street parking spaces are provided for the principal dwelling. Notwithstanding Section 8.1.4, parking for secondary suites or carriage houses can be surfaced with a dust-free material.

⁻³ Deleted

| Table 8.3.1 Other Residential Parking GFA = gross floor area m ² = square metres | | | |
|--|--------------------------|---------|--|
| Land Use / Type of Development | Base Parking Requirement | | Visitor Parking Requirement ^{.1} |
| | Minimum | Maximum | |
| FOOTNOTES (Table 8.3.1.): | | | |
| ^{.1} Visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings . Visitor parking is a separate minimum parking requirement that rounds up or down independent of the basic parking requirement. | | | |
| ^{.2} [Deleted] | | | |
| ^{.3} [Deleted] | | | |

Chart O

Original – Section 10 Agriculture & Rural Residential Zones - Section 10.2 Sub-Zones

| Section 10.2 – Sub-Zones | | |
|--------------------------------------|---|---|
| Zones | Sub - Zones | Purpose |
| A1 - Agriculture | n/a | n/a |
| A2 – Agriculture / Rural Residential | A2c – Agriculture / Rural Residential with Carriage House | The purpose is to provide a sub-zone for A2 lots to allow carriage houses on a case-by-case basis were supported by OCP policy. |
| RR1 – Large Lot Rural Residential | RR1c – Large Lot Rural Residential with Carriage House | The purpose is to provide a sub-zone for RR1 lots to allow carriage houses on a case-by-case basis were supported by OCP policy. |
| | RR1cc – Large Lot Rural Residential with Child Care Centre, Major | The purpose is to provide a sub-zone for RR1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |
| RR2 – Small Lot Rural Residential | RR2c – Small Lot Rural Residential with Carriage House | The purpose is to provide a sub-zone for RR2 lots to allow carriage houses on a case-by-case basis were supported by OCP policy. |
| | RR2cc – Small Lot Rural Residential with Child Care Centre, Major | The purpose is to provide a sub-zone for RR2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |

Chart P

Proposed – Section 10 Agriculture & Rural Residential Zones - Section 10.2 Sub-Zones

| Section 10.2 – Sub-Zones | | |
|--------------------------------------|---|--|
| Zones | Sub - Zones | Purpose |
| A1 - Agriculture | n/a | n/a |
| A2 – Agriculture / Rural Residential | n/a | n/a |
| RR1 – Large Lot Rural Residential | RR1cc – Large Lot Rural Residential with Child Care Centre, Major | The purpose is to provide a sub-zone for RR1 lots to allow child care centre , major on a case-by-case basis were supported by OCP policy. |
| RR2 – Small Lot Rural Residential | RR2cc – Small Lot Rural Residential with Child Care Centre, Major | The purpose is to provide a sub-zone for RR2 lots to allow child care centre , major on a case-by-case basis were supported by OCP policy. |

Chart Q

Original – Section 10 Agriculture & Rural Residential Zones - Section 10.3 Permitted Land Uses

| Section 10.3 - Permitted Land Uses | | | | |
|--|---|----------------------|----------------------|----------------------|
| Uses | Zones | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | |
| | A1 | A2 | RR1 | RR2 |
| Accessory Buildings or Structures | S | S | S | S |
| Agriculture | P | P | - | - |
| Agriculture, Urban | P | P | P | P |
| Agriculture, Intensive ^{.10} | P | - | - | - |
| Agri-Tourism ^{.10} | S | S | - | - |
| Alcohol Production Facility ^{.10} | S | - | - | - |
| Animal Clinics, Major | P | S ^{.5} | S ^{.5} | - |
| Animal Clinics, Minor | P | S | S | - |
| Aquaculture | P | P | - | - |
| Bed and Breakfast Homes | S ^{.2, .12} | S ^{.2, .12} | S ^{.2, .12} | S ^{.2, .12} |
| Cannabis Cultivation ^{.10} | P | - | - | - |
| Carriage House | S ^{.11} | S ^{.2, .8} | S ^{.2, .8} | S ^{.2, .8} |
| Child Care Centre, Major | - | - | P ^{.1} | P ^{.1} |
| Child Care Centre, Minor | S | S | S | S |
| Farm Retail Sales Stands ^{.10} | S | - | - | - |
| Forestry | P | - | - | - |
| Greenhouses and Plant Nurseries | P ^{.4} | P ^{.4} | P ^{.4} | - |
| Group Home | - | P | P | P |
| Home-Based Business, Major | S | S | S | S |
| Home-Based Business, Minor | S | S | S | S |
| Home-Based Business, Rural | S ^{.9} | S ^{.9} | S ^{.9} | - |

| Section 10.3 - Permitted Land Uses | | | | |
|---|--|---------------------|---------------------|---------------------|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | |
| | A1 | A2 | RR1 | RR2 |
| Kennels | P ^{.5} | P ^{.5} | P ^{.5} | - |
| Mobile Home | P ^{.6} | - | - | - |
| On-Farm Processing of Cannabis ^{.10} | S | - | - | - |
| On-Farm Processing ^{.10} | S | - | - | - |
| Secondary Suite | S ^{.2, .3} | S ^{.2, .3} | S ^{.2, .3} | S ^{.2, .3} |
| Short-Term Rental Accommodations | S ^{.12} | S ^{.12} | S ^{.12} | S ^{.12} |
| Single Detached Housing | P ^{.6} | P | P | P |
| Stables | P | P ^{.5} | - | - |
| Temporary Farm Worker Housing (TFWH) ^{.10} | S ^{.7} | S ^{.7} | - | - |

FOOTNOTES (Section 10.3):

- ^{.1} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.
- ^{.2} Only one of these secondary uses shall be permitted at any one time: bed & breakfast, secondary suite, or carriage house.
- ^{.3} Secondary suites must be on a lot serviced with community water.
- ^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.
- ^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².
- ^{.6} Maximum one single detached housing or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agricultural Land Commission Act (and related regulation and policy).
- ^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.
- ^{.8} The lot must have a carriage house sub-zone ‘c’ on the property for a carriage house to be permitted. Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m².
- ^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-

| Section 10.3 - Permitted Land Uses | | | | |
|--|--|----|-----|-----|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | |
| | A1 | A2 | RR1 | RR2 |
| <p>based businesses.</p> <p>^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.</p> <p>^{.11} Lots with carriage houses in the A1 zone must have a minimum lot area of 10,000 m². Mobile homes may be used as carriage houses in the A1 zone.</p> <p>^{.12} Short-term rental accommodation is not permitted in combination with a bed and breakfast home.</p> | | | | |

Chart R

Proposed – Section 10 Agriculture & Rural Residential Zones - Section 10.3 Permitted Land Uses

| Section 10.3 - Permitted Land Uses | | | | |
|--|---|------------------|------------------|------------------|
| Uses | Zones | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | |
| | A1 | A2 | RR1 | RR2 |
| Accessory Buildings or Structures | S | S | S | S |
| Agriculture | P | P | - | - |
| Agriculture, Urban | P | P | P | P |
| Agriculture, Intensive ^{.10} | P | - | - | - |
| Agri-Tourism ^{.10} | S | S | - | - |
| Alcohol Production Facility ^{.10} | S | - | - | - |
| Animal Clinics, Major | P | S ^{.5} | S ^{.5} | - |
| Animal Clinics, Minor | P | S | S | - |
| Aquaculture | P | P | - | - |
| Bed and Breakfast Homes | S ^{.12} | S ^{.12} | S ^{.12} | S ^{.12} |
| Cannabis Cultivation ^{.10} | P | - | - | - |
| Carriage House | S ^{.8} | S ^{.8} | S ^{.8} | S ^{.8} |
| Child Care Centre, Major | - | - | P ^{.1} | P ^{.1} |
| Child Care Centre, Minor | S | S | S | S |
| Farm Retail Sales Stands ^{.10} | S | - | - | - |
| Forestry | P | - | - | - |
| Greenhouses and Plant Nurseries | P ^{.4} | P ^{.4} | P ^{.4} | - |
| Group Home | - | P | P | P |
| Home-Based Business, Major | S | S | S | S |
| Home-Based Business, Minor | S | S | S | S |
| Home-Based Business, Rural | S ^{.9} | S ^{.9} | S ^{.9} | - |

| Section 10.3 - Permitted Land Uses | | | | |
|---|--|-----------------|-----------------|-----------------|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | | |
| | A1 | A2 | RR1 | RR2 |
| Kennels | P ^{.5} | P ^{.5} | P ^{.5} | - |
| Mobile Home | P ^{.6} | - | - | - |
| On-Farm Processing of Cannabis ^{.10} | S | - | - | - |
| On-Farm Processing ^{.10} | S | - | - | - |
| Secondary Suite | S ^{.3} | S ^{.3} | S ^{.3} | S ^{.3} |
| Single Detached Dwelling | P ^{.6} | P | P | P |
| Stables | P | P ^{.5} | - | - |
| Temporary Farm Worker Housing (TFWH) ^{.10} | S ^{.7} | S ^{.7} | - | - |

FOOTNOTES (Section 10.3):

- ^{.1} The lot must have a child care sub-zone ‘cc’ on the property for a child care centre, major to be permitted.
- ^{.2} [Deleted].
- ^{.3} Secondary suites must be on a lot serviced with community water.
- ^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.
- ^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².
- ^{.6} Maximum one single detached dwelling or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agricultural Land Commission Act (and related regulation and policy).
- ^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.
- ^{.8} Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m². Mobile homes may be used as carriage houses in the A1 zone.
- ^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based businesses.
- ^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.
- ^{.11} [Deleted]
- ^{.12} [Deleted]

Chart S

Original – Section 11 Single and Two Dwelling Zones

SECTION 11 -

Single and Two Dwelling Zones

| Section 11.1 - Zone Purposes | |
|--|--|
| Zones | Purpose |
| RU1 – Large Lot Housing | The purpose is to provide a zone for single detached housing , and compatible secondary uses , on larger serviced urban lots . |
| RU2 – Medium Lot Housing | The purpose is to provide a zone for single detached housing , and compatible secondary uses , on medium sized serviced urban lots . |
| RU3 – Small Lot Housing | The purpose is to provide a zone for single detached housing , and compatible secondary uses , on smaller serviced urban lots . |
| RU4 – Duplex Housing | The purpose is to provide a zone for duplex and semi-detached housing with compatible secondary uses , on larger serviced urban lots . |
| RU5 – Multiple Single Detached Housing | The purpose is to provide a zone for multiple single detached homes , and compatible secondary uses , on a single serviced urban lot . |

| Section 11.2 – Sub-Zones | | |
|--------------------------|--|---|
| Zones | Sub - Zones | Purpose |
| RU1 – Large Lot Housing | RU1c – Large Lot Housing with Carriage House | The purpose is to provide a sub-zone to allow for a carriage houses on selective properties. |
| | RU1cc – Large Lot Housing with Child Care Centre, Major | The purpose is to provide a sub-zone for RU1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |
| RU2 – Medium Lot Housing | RU2c – Medium Lot Housing with Carriage House | The purpose is to provide a sub-zone to allow for a carriage houses on selective properties. |
| | RU2cc – Medium Lot Housing with Child Care Centre, Major | The purpose is to provide a sub-zone for RU2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |

| Section 11.2 – Sub-Zones | | |
|--|--|--|
| Zones | Sub - Zones | Purpose |
| RU3 – Small Lot Housing | n/a | n/a |
| RU4 – Duplex Housing | RU4b – Duplex Housing with Boarding or Lodging House | The purpose is to provide a sub-zone for RU4 lots to allow for boarding or lodging house land uses on a case-by-case basis were supported by OCP policy. |
| | RU4cc – Duplex Housing with Child Care Centre, Major | The purpose is to provide a sub-zone for RU4 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |
| | RU4hc - Duplex Housing with Heritage Commercial | The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary commercial uses related to health services , and minor retail activities. |
| RU5 – Multiple Single Detached Housing | n/a | n/a |

| Section 11.3 - Permitted Land Uses | | | | | |
|------------------------------------|---|----------------------|----------------------|----------------------|-----------------|
| Uses | Zones | | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | |
| | RU1 | RU2 | RU3 | RU4 | RU5 |
| Accessory Buildings or Structures | S | S | S | S | S |
| Agriculture, Urban | P | P | P | P | P |
| Bed & Breakfast | S ^{.9, .10} | S ^{.9, .10} | S ^{.9, .10} | S ^{.9, .10} | - |
| Boarding or Lodging | - | - | - | P (RU4b only) | - |
| Carriage House | S ^{.7, .9} | S ^{.7, .9} | - | S ^{.2, .9} | - |
| Child Care Centre, Major | P ^{.3} | P ^{.3} | - | P ^{.3} | P ^{.3} |
| Child Care Centre, Minor | S | S | S | S | S |
| Duplex Housing | - | - | - | P ^{.2} | - |

| Section 11.3 - Permitted Land Uses | | | | | |
|------------------------------------|---|---------------------|---------------------|------------------------------|-----------------|
| Uses | Zones | | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | |
| | RU1 | RU2 | RU3 | RU4 | RU5 |
| Group Home | P | P | P | P | P |
| Health Services | - | - | - | P (RU4hc only) ^{.4} | - |
| Home-Based Business, Major | S | S | - | S | S |
| Home-Based Business, Minor | S | S | S | S | S |
| Retail | - | - | - | S (RU4hc only) ^{.5} | - |
| Secondary Suite | S ^{.6, .9} | S ^{.6, .9} | S ^{.6, .9} | S ^{.2, .6, .9} | S ^{.9} |
| Semi-Detached Housing | - | - | - | P ^{.2} | - |
| Short-Term Rental Accommodations | S ^{.10} | S ^{.10} | S ^{.10} | S ^{.10} | S |
| Single Detached Housing | P ^{.1} | P ^{.1} | P ^{.1} | P ^{.2} | P ^{.8} |

FOOTNOTES (Section 11.3):

^{.1} Maximum one [single detached house](#) per lot, [strata lot](#) or [bareland strata lot](#).

^{.2} Each [dwelling unit](#) (a [single detached house](#), a [duplex](#) unit, or a [semi-detached](#) unit) is permitted to have one secondary use (a [secondary suite](#) or a [carriage house](#)). Each lot can have a maximum of two principal [dwelling units](#) (ex. two [single detached houses](#), one [duplex](#), or a [semi-detached building](#)).

^{.3} The lot must have a child care sub-zone 'cc' on the property for a [child care centre, major](#) to be permitted.

^{.4} The [health services](#) use shall not generate more than two (2) clients to the site from which the business is being operated at any given time.

^{.5} The [retail](#) use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general [retail](#) services are limited to a maximum [net floor area](#) of 100 m².

^{.6} [Secondary suites](#) must be on a lot serviced with [community water](#).

^{.7} [Carriage houses](#) are permitted as a [secondary use](#) without the necessity of the sub-zone if the lot is located within the Core Area Neighbourhood (C-NHD) or the Suburban Residential (S-RES) future land use designations as outlined within the [OCP](#). Lots located outside those future land use designations must have a [carriage house](#) sub-zone 'c' on the property for a [carriage house](#) to be permitted. Further, [carriage houses](#) must be on a lot serviced with [community sanitary sewer](#) and [community water](#), except, [carriage houses](#) are permitted on lots without [community sanitary sewer](#) services if the lot area is at least 10,000 m².

^{.8} The maximum density shall be three (3) units per 1,000 m². The maximum density is one (1) unit per 1,000 m² if the lot is not connected to [community sanitary sewer](#) and [community water](#).

| Section 11.3 - Permitted Land Uses | | | | | |
|--|---|-----|-----|-----|-----|
| Uses | Zones | | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | |
| | RU1 | RU2 | RU3 | RU4 | RU5 |
| <p>^{.9} Only one of these secondary uses shall be permitted at any one time per principal dwelling unit: bed & breakfast, secondary suite, or carriage house.</p> <p>^{.10} Short-term rental accommodation is not permitted in combination with a bed and breakfast home.</p> | | | | | |

| Section 11.4 – Subdivision Regulations | | | | | |
|--|--------------------|----------------------------------|--------------------|----------------------------------|----------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | RU4 ^{.1} | RU5 |
| Min. Lot Width without access to a Rear Lane | 16.5 m | 13.0 m | 8.5 m | 18.0 m ^{.2} | 40.0 m |
| Min. Lot Width with access to a Rear Lane or Strata Road | 15.0 m | 12.0 m | 8.5 m | 18.0 m ^{.2} | 40.0 m |
| Min. Lot Width for Corner Lots | 17.0 m | 15.0 m | 10.0 m | 20.0 m ^{.2} | 40.0 m |
| Min. Lot Depth | 30.0 m | 27.0 m | 27.0 m | 30.0 m | 30.0 m |
| Min. Lot Area ^{.1} | 450 m ² | 350 m ² ^{.3} | 255 m ² | 540 m ² ^{.2} | 4,000 m ² |
| Min. Building Envelope Area | 150 m ² | 130 m ² | n/a | 200 m ² | n/a |
| New lots must have access to side or rear lane | no | no | yes | no | no |
| FOOTNOTES (Section 11.4): <p>^{.1} Minimum lot width, lot depth, and lot area also apply to bareland strata lots.</p> <p>^{.2} Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m², the minimum lot width is 10 m for corner lots, the minimum lot width is 9 m for all other lots, and the minimum building envelope area is 100 m².</p> <p>^{.3} The minimum lot area is 325 m² when the lot has access to a rear lane or strata road.</p> | | | | | |

| Section 11.5 – Development Regulations | | | | | | |
|---|---|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| m = metres / m ² = square metres | | | | | | |
| | | Zones | | | | |
| | | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | RU4 ^{.1} | RU5 ^{.1} |
| ↓ Regulations that apply to all Buildings, Structures, and Uses ↓ | | | | | | |
| Max. Site Coverage of all Buildings | | 40% | 40% | 40% | 40% | 40% |
| Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces | | 70% | 70% | 70% | 70% | 70% ^{.6} |
| Lane Regulations | | If a lot is fronting onto a lane then vehicular access is only permitted from the lane . | | | | |
| ↓ Regulations that apply to Principal Dwellings, Principal Use Buildings, and Principal Use Structures ↓ | | | | | | |
| Max. Height | | 10.0 m | 10.0 m | 10.0 m | 10.0 m | 10.0 m |
| Max. Height for Buildings with Walkout Basements | Facing Front or Flanking Yard | 8.6 m | 8.6 m | 8.6 m | 8.6 m | 8.6 m |
| | Rear Building Elevation | 12.5 m | 12.5 m | 12.5 m | 12.5 m | 12.5 m |
| Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements) | | 70% See Example Diagram | 70% See Example Diagram | 70% See Example Diagram | 70% See Example Diagram | 70% See Example Diagram |
| Min. Front Yard and Flanking Yard Setback | | 4.5 m ^{.7} | 4.5 m ^{.7} | 3.0 m | 4.5 m ^{.7} | 4.5 m ^{.5} |
| Min. Front Yard and Flanking Yard Setback for any attached garage or carport | | 6.0 m ^{.2} | 6.0 m ^{.2} | n/a | 6.0 m ^{.2} | 6.0 m ^{.5} |
| Min. Side Yard Setback | | 2.1 m | 1.5 m | 1.2 m | 2.1 m ^{.3} | 3.0 m ^{.3, .5} |
| Min. Rear Yard Setback | | 7.5 m | 6.0 m | 6.0 m | 7.5 m | 6.0 m ^{.5} |
| Min. Rear Yard Setback on Wide Lots | | 4.5 m | 4.5 m | 4.5 m | 4.5 m | n/a |

| Section 11.5 – Development Regulations | | | | | |
|--|--|---|-------------------------|---|---------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | RU4 ^{.1} | RU5 ^{.1} |
| Min. Setback between Principal Buildings | n/a | n/a | n/a | 2.5 m | 2.5 m |
| ↓ Regulations that apply to Carriage Houses, Accessory Buildings / Structures and Secondary Suites ↓ | | | | | |
| Max. Height for Carriage Houses | 5.7 m ^{.8, .9} | 5.7 m ^{.8, .9} | 5.7 m ^{.8, .9} | 5.7 m ^{.8, .9} | n/a |
| Max. Height for Accessory Buildings / Structures | 4.8 m | 4.8 m | 4.8 m | 4.8 m | 4.8 m |
| Min. Front Yard Setback | 9.0 m | 9.0 m | 9.0 m | 9.0 m | 9.0 m ^{.5} |
| Min. Front Yard Setback for Double Fronting Lots | 6.0 m ^{.2} | 6.0 m ^{.2} | n/a | 6.0 m ^{.2} | n/a |
| Min. Flanking Yard Setback | 4.5 m | 4.5 m | 4.5 m | 4.5 m | 4.5 m ^{.5} |
| Min. Side Yard Setback | 1.5 m | 1.5 m | 1.5 m | 1.5 m | 1.5 m ^{.5} |
| Min. Rear Yard Setback | 1.5 m ^{.4} | 1.5 m ^{.4} | 1.5 m ^{.4} | 1.5 m ^{.4} | 1.5 m ^{.5} |
| Max. Net Floor Area for Single (1) Storey Carriage Houses | 100 m ² | 100 m ² | n/a | 100 m ² | n/a |
| Max. Net Floor Area for Two (2) Storey Carriage Houses | 90 m ² | 90 m ² | n/a | 90 m ² | n/a |
| Max. Building Footprint per Accessory Buildings / Structures | 90 m ² | 90 m ² | 90 m ² | 90 m ² | 90 m ² |
| Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses | 70% of the carriage house footprint area See Example Diagram | 70% of the carriage house footprint area See Example Diagram | n/a | 70% of the carriage house footprint area See Example Diagram | n/a |
| Max. Net Floor Area for Secondary Suites | 90 m ² | 90 m ² | 90 m ² | 90 m ² | 90 m ² |
| Lit pathway requirement for Carriage Houses and Secondary Suites | A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street . | | | | |

| Section 11.5 – Development Regulations | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | RU4 ^{.1} | RU5 ^{.1} |
| <p>FOOTNOTES (Section 11.5):</p> <p>^{.1} Site coverage, height, and setback regulations also apply to bareland strata lots.</p> <p>^{.2} Setback shall be measured from edge of sidewalk closest to lot line. In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m.</p> <p>^{.3} Side yard setbacks are not required for semi-detached on a lot line that has a party wall.</p> <p>^{.4} When the rear yard is abutting a lane, the minimum rear yard setback is 0.9 m.</p> <p>^{.5} The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between single detached housing units and / or accessory structures within a building strata.</p> <p>^{.6} Private roadways that access more than two dwelling units excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces.</p> <p>^{.7} The front yard and flanking yard setbacks can be reduced to 3.0 m for lots within the Suburban Residential S-RES or a S-MU – Suburban Multiple Unit future land use designation identified in the OCP.</p> <p>^{.8} For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.</p> <p>^{.9} Carriage houses are limited to a single storey when the lot is located within the Suburban Residential (S-RES) future land use designations as outlined within the OCP.</p> | | | | | |

| Section 11.6 – Site Specific Regulations | | | |
|---|---|-------------------|--|
| Uses and regulations apply on a site-specific basis as follows: | | | |
| | Legal Description | Civic Address | Regulation |
| 1. | Lot B District Lot 136 ODYD Plan 30919 | 2473 Ethel Street | <p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and • The minimum parking is two parking spaces for the Boarding and Lodging use for the site; and • The maximum of 14 residents on the subject property. |

Chart T

Proposed – Section 11 Suburban Residential Zones

SECTION 11 -

Suburban Residential Zones

| Section 11.1 - Zone Purposes | |
|---|---|
| Zones | Purpose |
| RU ₁ – Large Lot Housing | The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on larger serviced urban lots . |
| RU ₂ – Medium Lot Housing | The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on medium serviced urban lots . |
| RU ₃ – Small Lot Housing | The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses , on smaller serviced urban lots . |
| [Deleted] | [Deleted] |
| RU ₅ – Multiple Suburban Housing | The purpose is to provide a zone for multiple single detached dwellings , duplexes, or triplexes including compatible secondary uses , on a single serviced urban lot . |

| Section 11.2 – Sub-Zones | | |
|--|--|---|
| Zones | Sub - Zones | Purpose |
| RU ₁ – Large Lot Housing | RU _{1cc} – Large Lot Housing with Child Care Centre, Major | The purpose is to provide a sub-zone for RU ₁ lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |
| RU ₂ – Medium Lot Housing | RU _{2cc} – Medium Lot Housing with Child Care Centre, Major | The purpose is to provide a sub-zone for RU ₂ lots to allow child care centre, major on a case-by-case basis were supported by OCP policy. |
| RU ₃ – Small Lot Suburban Housing | n/a | n/a |
| [Deleted] | [Deleted] | [Deleted] |
| RU ₅ – Multiple Suburban Housing | n/a | n/a |

| Section 11.3 - Permitted Land Uses | | | | | |
|------------------------------------|---|-----------------------|-----------------------|-----------|-----------------------|
| Uses | Zones | | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | | |
| | RU1 ^{.6, .7} | RU2 ^{.6, .7} | RU3 ^{.6, .7} | [Deleted] | RU5 ^{.6, .7} |
| Accessory Buildings or Structures | S | S | S | [Deleted] | S |
| Agriculture, Urban | P | P | P | | P |
| Bed & Breakfast | S ^{.9, .10} | S ^{.9, .10} | S ^{.9, .10} | | - |
| Boarding or Lodging | P (RU1b only) | - | - | | - |
| Carriage House | S | S | S | | S |
| Child Care Centre, Major | P ³ | P ³ | - | | P ³ |
| Child Care Centre, Minor | S | S | S | | S |
| Duplex Housing | P | P | P | | P |
| Group Home | P | P | P | | P |
| Home-Based Business, Major | S | S | - | | S |
| Home-Based Business, Minor | S | S | S | | S |
| Secondary Suite | S | S | S | | S |
| Semi-Detached Housing | P | P | P | | P |
| Single Detached Dwelling | P | P | P | | P |
| Townhouses | P | P | P | | - |

FOOTNOTES (Section 11.3):

^{.1} [Deleted]

^{.2} [Deleted]

^{.3} The lot must have a child care sub-zone 'cc' on the property for a child care centre, major to be permitted.

^{.4} [Deleted]

^{.5} [Deleted]

^{.6} Any lot with more than one dwelling unit must be on a lot serviced with community water.

^{.7} Any lot with more than two dwelling units must be on a lot serviced with community sanitary sewer.

^{.8} [Deleted]

^{.9} A bed & breakfast can only occur if there is only one dwelling unit on the lot.

| Section 11.2 – Sub-Zones | | |
|--------------------------|-------------|---------|
| Zones | Sub - Zones | Purpose |
| .10 [Deleted] | | |

| Section 11.4 – Subdivision Regulations | | | | | |
|--|----------------------------------|----------------------------------|--------------------|-----------|----------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | [Deleted] | RU5 ^{.1} |
| Min. Lot Width without access to a Rear Lane | 16.5 m ^{.2} | 13.0 m | 8.5 m | [Deleted] | 40.0 m |
| Min. Lot Width with access to a Rear Lane or Strata Road | 15.0 m ^{.2} | 12.0 m | 8.5 m | | 40.0 m |
| Min. Lot Width for Corner Lots | 17.0 m ^{.2} | 15.0 m | 10.0 m | | 40.0 m |
| Min. Lot Depth | 30.0 m | 27.0 m | 27.0 m | | 30.0 m |
| Min. Lot Area ^{.1} | 450 m ² ^{.2} | 350 m ² ^{.3} | 255 m ² | | 4,000 m ² |
| Min. Building Envelope Area | 150 m ² | 130 m ² | n/a | | n/a |
| New lots must have access to side or rear lane | no | no | yes | | no |
| FOOTNOTES (Section 11.4): ^{.1} Minimum lot width , lot depth , and lot area also apply to bareland strata lots . ^{.2} Where a lot is developed with a semi-detached housing form and is being subdivided along a party wall then: the minimum lot area is 270 m ² , the minimum lot width is 10 m for corner lots , the minimum lot width is 9 m for all other lots , and the minimum building envelope area is 100 m ² . ^{.3} The minimum lot area is 325 m ² when the lot has access to a rear lane or strata road. | | | | | |

| Section 11.5 – Development Regulations | | | | | |
|--|--|----------------------|----------------------|-----------|--------------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | [Deleted] | RU5 ^{.1} |
| Max. Site Coverage of all Buildings | 40% ^{.11} | 40% ^{.11} | 40% ^{.11} | [Deleted] | 40% |
| Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces | 70% ^{.12} | 70% ^{.12} | 70% ^{.12} | | 70% ^{.6} |
| Min. Front Yard and Flanking Yard Setback | 3.0 m ^{.2} | 3.0 m ^{.2} | 3.0 m ^{.2} | | 3.0 m ^{.5} |
| Min. Side Yard Setback | 2.1 m ^{.3, .10} | 1.5 m ^{.3} | 1.2 m ^{.3} | | 3.0 m ^{.5, .10} |
| Min. Rear Yard Setback | 6.0 m ^{.13} | 6.0 m ^{.13} | 6.0 m ^{.13} | | 6.0 m ^{.5} |
| Min. Rear Yard Setback on Wide Lots | 4.5 m ^{.13} | 4.5 m ^{.13} | 4.5 m ^{.13} | | n/a |
| Min. Rear Yard Setback for accessory structures or carriage houses | 1.5 m ^{.4} | 1.5 m ^{.4} | 1.5 m ^{.4} | | 1.5 m ^{.5} |
| Min. Setback between Principal Buildings | 2.5 m | 2.5 m | 2.5 m | | 2.5 m |
| Max. Net Floor Area for Single (1) Storey Carriage Houses | 100 m ² | 100 m ² | n/a | | n/a |
| Max. Net Floor Area for Two (2) Storey Carriage Houses | 90 m ² | 90 m ² | n/a | | n/a |
| Max. Building Footprint per Accessory Buildings / Structures | 90 m ² | 90 m ² | 90 m ² | | 90 m ² |
| Max. Net Floor Area for Secondary Suites | 90 m ² | 90 m ² | 90 m ² | | 90 m ² |
| Min. Riparian Management Area | Any lot with three or more dwelling units that is abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA. | | | | |
| Lit pathway requirement for Carriage Houses and Secondary Suites | A lighted pathway is required from the entrance of the carriage house and/or the secondary suite to the on-site parking space(s) and to the fronting street. | | | | |
| FOOTNOTES (Section 11.5): | | | | | |
| ^{.1} Development Regulations apply to bareland strata lots. | | | | | |

| Section 11.5 – Development Regulations | | | | | |
|--|--|-------------------|-------------------|-------------------|-----------|
| m = metres / m ² = square metres | | | | | |
| | | Zones | | | |
| | | RU1 ^{.1} | RU2 ^{.1} | RU3 ^{.1} | [Deleted] |
| ^{.2} The minimum setback for any attached garage or carport that faces the street shall be 6.0 metres measured from edge of sidewalk closest to lot line . In situations without a sidewalk the setback shall be measured from the back of curb or edge of street (where pavement ends). However, the minimum setback from the lot line is 3.0 m. | | | | | |
| ^{.3} Side yard setbacks are not required for semi-detached on a lot line that has a party wall . | | | | | |
| ^{.4} When the rear yard is abutting a lane , the minimum rear yard setback is 0.9 m. | | | | | |
| ^{.5} The front, flanking, side, rear yard setback shall apply to the exterior lot lines of the site and not to the interior separations between principal buildings and / or accessory structures within a building strata. | | | | | |
| ^{.6} Private roadways that access more than two dwelling units are excluded from the calculation of maximum site coverage of all buildings, structures, and impermeable surfaces . | | | | | |
| ^{.7} [Deleted] | | | | | |
| ^{.8} [Deleted] | | | | | |
| ^{.9} [Deleted] | | | | | |
| ^{.10} The minimum side yard setback for any accessory structures or carriage houses is 1.5 metres. | | | | | |
| ^{.11} The maximum site coverage of all buildings when a lot contains three or more dwelling units is 55%. | | | | | |
| ^{.12} The maximum site coverage of all buildings, structures, and impermeable surfaces when a lot contains three or more dwelling units is 75%. | | | | | |
| ^{.13} The minimum rear yard setback when a lot contains three or more dwelling units is 3.0 metres, except it is 1.5 metres if the rear yard is abutting a lane. | | | | | |

| Section 11.6 – Density and Height Development Regulations | | | | | |
|---|--|--------------------------|--------------------------|--------------------------|---|
| m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area | | | | | |
| | | Zones | | | |
| | | RU1 | RU2 | RU3 | RU5 |
| Max. Density | | 4 dwelling units per lot | 4 dwelling units per lot | 4 dwelling units per lot | 9 dwelling units per 1,000 m ² ^{.1} |
| Max. Height | | 11.0 m & 3 storeys | 11.0 m & 3 storeys | 11.0 m & 3 storeys | 11.0 m & 3 storeys |
| Max. Height for Buildings with Walkout Basements | Front or Flanking Yard Building Elevation | 9.0 m | 9.0 m | 9.0 m | 9.0 m |
| | Rear Building | 12.5 m | 12.5 m | 12.5 m | 12.5 m |

| Section 11.6 – Density and Height Development Regulations | | | | | |
|--|---|---|---|---|-----|
| m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area | | | | | |
| | | Zones | | | |
| | | RU1 | RU2 | RU3 | RU5 |
| Elevation | | | | | |
| Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements) | 70% See Figure 5.11 for Example Diagram | 70% See Figure 5.11 for Example Diagram | 70% See Figure 5.11 for Example Diagram | 70% See Figure 5.11 for Example Diagram | |
| Max. Height for Carriage Houses | 5.7 m ⁻² | n/a | n/a | 5.7 m ⁻² | |
| Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses | 70% of the carriage house footprint area See Figure 5.9 as Example Diagram | 70% of the carriage house footprint area See Figure 5.9 as Example Diagram | 70% of the carriage house footprint area See Figure 5.9 as Example Diagram | 70% of the carriage house footprint area See Figure 5.9 as Example Diagram | |
| Max. Height for Accessory Buildings / Structures | 4.8 m | 4.8 m | 4.8 m | 4.8 m | |
| FOOTNOTES (Section 11.6): | | | | | |
| ⁻¹ The maximum density is one (1) dwelling unit per 1,000 m ² if the lot is not connected to community sanitary sewer and community water. | | | | | |
| ⁻² For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres. | | | | | |

| Section 11.7 – Site Specific Regulations | | | |
|---|---|-------------------|--|
| Uses and regulations apply on a site-specific basis as follows: | | | |
| | Legal Description | Civic Address | Regulation |
| 1. | Lot B District Lot 136 ODYD Plan 30919 | 2473 Ethel Street | <p>Notwithstanding, Section 5.3 General Definitions, & Table 8.3.1 Other Residential Parking, the following uses and regulations are permitted:</p> <ul style="list-style-type: none"> • Boarding and Lodging Houses can operate within an accessory building in addition to the Single Detached Housing; and • The minimum parking is two parking spaces for the Boarding and Lodging use for the site; and • The maximum of 14 residents on the subject property. |

Chart U

Original – Section 13 – Multi-Dwelling Zones

SECTION 13

Multi-Dwelling Zones

| Section 13.1 - Zone Purposes | |
|------------------------------|--|
| Zones | Purpose |
| MF1 – Infill Housing | The purpose is to provide a zone for infill development within the core area of the City limiting development to ground-oriented residential units of 2 storeys. |
| MF2 – Townhouse Housing | The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots. |
| MF3 – Apartment Housing | The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors. |

| Section 13.2 – Sub-Zone Purposes | | |
|----------------------------------|--------------------------------------|---|
| Zones | Sub-Zone | Purpose |
| MF1 – Infill Housing | MF1r – Infill Housing 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. |
| MF2 – Townhouse Housing | MF2r – Townhouse Housing 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. |
| MF3 – Apartment Housing | MF3r – Apartment Housing 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. |

| Section 13.3 - Permitted Land Uses | | | |
|---|--|-----------------|-----------------|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | |
| | MF1 | MF2 | MF3 |
| Accessory Buildings or Structures | S | S | S |
| Agriculture, Urban | S | S | S |
| Apartment Housing | - | - | P |
| Child Care Centre, Major | S | S | S ^{.7} |
| Child Care Centre, Minor | S | S | S ^{.7} |
| Cultural and Recreation Services | - | - | S ^{.2} |
| Duplex Housing | P | P | - |
| Emergency and Protective Services | - | - | P ^{.8} |
| Food Primary Establishment | - | - | S ^{.2} |
| Group Home | P ^{.1} | P ^{.1} | - ^{.8} |
| Health Services | - | - | S ^{.2} |
| Home-Based Business, Major | S ^{.5} | S ^{.6} | S ^{.6} |
| Home-Based Business, Minor | S | S | S |
| Professional Services | - | - | S ^{.2} |
| Participant Recreation Services, Indoor | - | - | S |
| Personal Service Establishments | - | - | S ^{.2} |
| Retail | - | - | S ^{.2} |
| Secondary Suite | S ^{.3} | - | - ^{.3} |
| Semi-Detached Housing | P | P | - |
| Short-Term Rental Accommodations | S | S | S |
| Single Detached Housing | P | P | - ^{.3} |
| Stacked Townhouses | - | P | P ^{.4} |

| Section 13.3 - Permitted Land Uses | | | |
|------------------------------------|--|-----|-----------------|
| Uses | Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted) | | |
| | MF1 | MF2 | MF3 |
| Townhouses | P | P | P ^{.4} |

FOOTNOTES (Section 13.3):

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

| Section 13.4 – Subdivision Regulations | | | | |
|---|--------------|----------------------|-----------------------------------|----------------------|
| m = metres / m ² = square metres | | | | |
| | | Zones | | |
| | | MF1 | MF2 | MF3 |
| Min. Lot Width | Regular Lots | 7.5 m | 20.0 m ^{.1} | 30.0 m |
| | Corner Lots | 9.5 m | | |
| Min. Lot Area | Regular Lots | 277.5 m ² | 900 m ² . ¹ | 1,400 m ² |
| | Corner Lots | 350 m ² | | |

| | | | |
|---|--------|----------------------|--------|
| Min. Lot Depth | 30.0 m | 30.0 m ^{.1} | 30.0 m |
| FOOTNOTES (Section 13.4): ^{.1} Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title. | | | |

| 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 | 4.5 m except 3.0 m from a rear lane ^{.4} |

| Section 13.5 – Development Regulations | | | | |
|---|--|--|--|--|
| m = metres / m ² = square metres | | | | |
| | | Zones | | |
| | | MF ₁ | MF ₂ | MF ₃ |
| | | | rear lane | |
| Min. Rear Yard Setback for Accessory Buildings / Structures | | 1.5 m except 0.9 m from a lane | 1.5 m except 0.9 m from a lane | 1.5 m except 0.9 m from a lane ^{.7} |
| Min. Separation between Detached Principal Buildings | | 2.0 m | 3.0 m | n/a |
| Min. Common and Private Amenity Space | 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 | | | | |

| Section 13.5 – Development Regulations | | | |
|--|-------|-----|-----|
| m = metres / m ² = square metres | | | |
| | Zones | | |
| | MF1 | MF2 | MF3 |
| <p>criteria are met:</p> <p>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.</p> <p>b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.</p> <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade, the rear yard setback for the parkade is 1.5 m.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback 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 A minimum of 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 amenity space is not required for fee simple townhouses.</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> | | | |

| 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 for double fronting lots and lots with | 1.0 FAR See Underground Parking | For 4 storeys and below Max FAR = 1.3 ² For 5 storeys and above |

| 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 |
| | | a lane or 0.6 FAR without lane | Base FAR Adjustments ^{.6} | 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:

- 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:

- lots are fronting a Provincial Highway; and
- 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
- the abutting lots cannot be zoned A₁, A₂, RR₁, RR₂, RU₁, RU₂, RU₃, RU₄, or RU₅; and
- lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.

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 |
| <p>(e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured.</p> <p>⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial GFA.</p> <p>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.</p> | | | |

Section 13.7 - Site Specific Regulations

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

| | Legal Description | Civic Address | Regulation |
|----|--|--------------------------|--|
| 1. | Lot A, District Lot 140, ODYD, Plan KAP58184 | 1915-1925 Enterprise Way | This property is permitted to have hotels as principal land use . |
| 2. | ODYD, Plan KAS3399 | 1132-1160 Bernard Ave | This property is permitted to have 16 storeys in height . |
| 3. | Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641 | 530 Caramillo Ct. | This property is permitted to have Apartment housing limited to 4 storeys . |
| 4. | Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511) | 777 Denali Drive | This property is permitted to have 3 storey apartment building on top of a two storey townhouse . |
| 5. | Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXCEPT Plan KAP79047, EPP23768 | 530 Quartz Crescent | This property is permitted to have Apartment housing limited to 3 storeys . |
| 6. | Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641 | 1691 Cara Glen Way | The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys . |

Chart V

Proposed – Section 13 – Multi-Dwelling Zones

SECTION 13
Multi-Dwelling Zones

| Section 13.1 - Zone Purposes | |
|------------------------------|---|
| Zones | Purpose |
| MF1 – Infill Housing | The purpose is to provide a zone for infill development within the core area of the City limiting development to 6 ground-oriented residential dwelling units or less. |
| MF2 – Townhouse Housing | The purpose is to provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots . |
| MF3 – Apartment Housing | The purpose is to provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors . |
| MF4 – Transit Oriented Areas | The purpose is to provide a zone that permits a range of redevelopments from infill housing up to 6 storey apartments . |

| Section 13.2 – Sub-Zone Purposes | | |
|----------------------------------|--|---|
| Zones | Sub-Zone | Purpose |
| MF1 – Infill Housing | MF1r – Infill Housing 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. |
| | MF1cc – Infill Housing with Child Care Centre, Major | The purpose is to provide a sub-zone to allow for Child Care Centre, Major land uses on a case-by-case basis were supported by OCP policy. |
| | MF1b – Infill Housing with Boarding or Lodging House | The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy. |
| | MF1hc – Infill Housing with Heritage Commercial | The purpose is to provide a sub-zone for the preservation of land and buildings that have heritage value for low density residential uses to expand into complimentary |

| | | |
|------------------------------|--|---|
| | | commercial uses related to health services, and minor retail activities |
| MF2 – Townhouse Housing | MF2r – Townhouse Housing 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. |
| MF3 – Apartment Housing | MF3r – Apartment Housing 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. |
| MF4 – Transit Oriented Areas | MF4 r – Transit Oriented Areas 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. |
| | MF4b – Transit Oriented Areas with Boarding or Lodging House | The purpose is to provide a sub-zone to allow for Boarding or Lodging House land uses on a case-by-case basis were supported by OCP policy. |

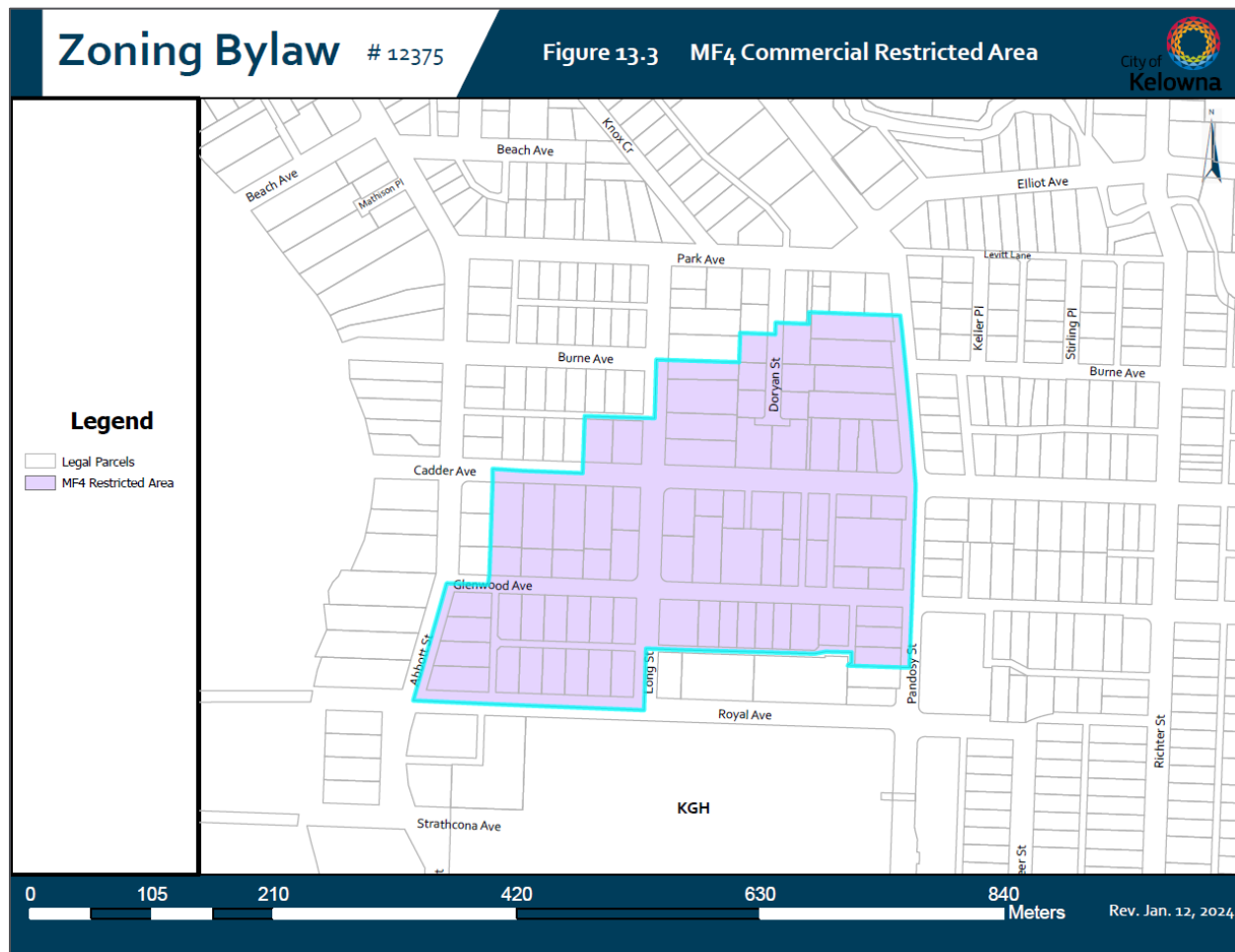
| Section 13.3 - Permitted Land Uses | | | | |
|------------------------------------|---|-----|-----------------|----------------------|
| Uses | Zones | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | |
| | MF1 | MF2 | MF3 | MF4 |
| Accessory Buildings or Structures | S | S | S | S |
| Agriculture, Urban | S | S | S | S |
| Apartment Housing | - | - | P | P |
| Boarding or Lodging | P (MF1b only) | - | - | P (MF4b only) |
| Child Care Centre, Major | S | S | S | S |
| Child Care Centre, Minor | S | S | S | S |
| Cultural and Recreation Services | - | - | S ^{.2} | S ^{.2, .10} |
| Duplex Housing | P | P | - | P |
| Emergency and Protective Services | - | - | - | P ^{.8} |
| Food Primary Establishment | - | - | S ^{.2} | S ^{.2, .10} |

| Section 13.3 - Permitted Land Uses | | | | |
|---|---|-----------------|-----------------|----------------------|
| Uses | Zones | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | |
| | MF1 | MF2 | MF3 | MF4 |
| Group Home | P ^{.1} | P ^{.1} | - | P ^{.1} |
| Health Services | P ^{.5} | - | S ^{.2} | P ^{.10} |
| Home-Based Business, Major | S | S ^{.6} | S ^{.6} | S ^{.6} |
| Home-Based Business, Minor | S | S | S | S |
| Professional Services | - | - | S ^{.2} | S ^{.2, .10} |
| Participant Recreation Services, Indoor | - | - | S | S |
| Personal Service Establishments | - | - | S ^{.2} | S ^{.2, .10} |
| Retail | - ^{.5} | - | S ^{.2} | S ^{.2, .10} |
| Secondary Suites | S | - | - | S |
| Semi-Detached Housing | P | P | - | P |
| Single Detached Housing | P | P | - | P |
| Stacked Townhouses | P | P | P ^{.4} | P |
| Townhouses | P | P | P ^{.4} | P |

FOOTNOTES (Section 13.3):

- ^{.1} Group homes are only permitted within a [single detached housing](#), [semi-detached housing](#), or a [duplex housing](#) form.
- ^{.2} These [land uses](#) are only permitted on [transit supportive corridors](#) and these [land uses](#) are not permitted above the first [storey](#). Footnote .10 further restricts these [land uses](#).
- ^{.3} [Deleted]
- ^{.4} [Townhouses](#) and/or [stacked townhouses](#) are only permitted if the majority of the residential [dwelling units](#) are in the form of [apartment housing](#).
- ^{.5} The [Health Services](#) land use or the [Retail](#) land use is only permitted as a [principal use](#) when the lot contains the 'hc' Heritage Commercial sub-zone. The [health services](#) use shall not generate more than two (2) clients to the site from which the business is being operated at any given time. The [retail](#) use shall be limited to those uses related to arts, crafts, or cultural activities such as souvenir, craft, or gift shops, bookstores, art galleries, or photography studios. Individual general [retail](#) services are limited to a maximum [net floor area](#) of 100 m².
- ^{.6} [Home-based business, major](#) is only permitted within [ground-oriented dwelling units](#) fronting [transit supportive corridors](#), [ground-oriented dwelling units](#) within [urban centres](#), or [ground-](#)

| Section 13.3 - Permitted Land Uses | | | | |
|---|---|-----|-----|-----|
| Uses | Zones | | | |
| | ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted) | | | |
| | MF1 | MF2 | MF3 | MF4 |
| <p>oriented dwelling units within village centres.</p> <p>⁷ [Deleted].</p> <p>⁸ Emergency and protective services are only permitted as a principal use only a lot that abuts a minor or major arterial road as determined by the OCP.</p> <p>⁹ [Deleted].</p> <p>¹⁰ These land uses are not permitted for lots identified in Figure 13.3 MF4 Commercial Restricted Area.</p> | | | | |



| Section 13.4 – Subdivision Regulations | | | | | |
|---|--------------|----------------------------|------------------------|----------------------|----------------------|
| m = metres / m ² = square metres | | | | | |
| | | Zones | | | |
| | | MF1 | MF2 | MF3 | MF4 |
| Min. Lot Width | Regular Lots | 13.0 m ^{.1, .2} | 20.0 m ^{.1} | 30.0 m | 30.0 m |
| | Corner Lots | 15.0 m ^{.1, .2} | | | |
| Min. Lot Depth | | 27.0 m ^{.1, .2} | 30.0 m ^{.1} | 30.0 m | 30.0 m |
| Min. Lot Area | Regular Lots | 350 m ^{2, .1, .2} | 900 m ^{2, .1} | 1,400 m ² | 1,400 m ² |
| | Corner Lots | 400 m ^{2, .1, .2} | | | |
| Min. Building Envelope Area | | 140 m ² | n/a | n/a | n/a |

FOOTNOTES (Section 13.4):

^{.1} Townhouse and semi-detached housing developments may be subdivided into smaller lots than the regulations listed above provided: the site is comprehensively developed under a single development permit, the lot is subdivided along a party wall, and a party wall agreement is registered on title.

^{.2} Minimum lot width, lot depth, and lot area also apply to bareland strata lots.

| Section 13.5 – Development Regulations | | | | | | |
|--|--------------|---|-------------------------------------|-----|-----|-----------------------------|
| m = metres / m ² = square metres | | | | | | |
| | | Zones | | | | |
| | | MF1 - Two Dwellings Units or Less | MF1 - Three Dwellings Units or More | MF2 | MF3 | MF4 |
| Max. Height | Max. Density | Section 13.6 – Density and Height Development Regulations | | | | |
| Min. Setback from buildings, raised patios, and balconies to on-site trees | | See Table 7.2 Tree & Landscaping Planting Requirements | | | | |
| Max. Site Coverage of all Buildings | | 40% | 55% ^{.10} | 55% | 65% | See Footnote ^{.11} |

| Section 13.5 – Development Regulations | | | | | |
|--|---|---|---|--|--------------------------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | MF1 - Two Dwellings Units or Less | MF1 - Three Dwellings Units or More | MF2 | MF3 | MF4 |
| Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces | 70% | 75% ^{.10} | 80% | 85% | See Footnote ^{.11} |
| Max. Gross Floor Area of a Third (3 rd) Storey relative to the Second (2 nd) Storey (this does not apply to Dwellings with Walkout Basements) | 70% See Figure 5.11 for Example Diagram | 70% See Figure 5.11 for Example Diagram | n/a | n/a | See Footnote ^{.11} |
| Min. Front Yard and Flanking Side Yard Setback for all building types | 3.0 m ^{.5} | 3.0 m ^{.3, .5} | 3.0 m ^{.3, .5} | 3.0 m ^{.3, .5} | See Footnote ^{.11} |
| Min. Building Stepback from Front Yard and Flanking Side Yard | n/a | n/a | n/a | 3.0 m ^{.6} | See Footnote ^{.11} |
| Min. Side Yard Setback | 1.8 m except 1.2 m from a lane ^{.2} | 1.8 m except 1.2 m from a lane ^{.2} | 2.1 m except 1.2 m from a lane ^{.2} | 3.0 m ^{.7} | See Footnote ^{.11} |
| Min. Rear Yard Setback | 6.0 m except 4.5 m for Wide Lots | 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} | See Footnote ^{.11} |
| 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 | 1.5 m except 0.9 m from a lane ^{.7} | See Footnote ^{.11} |
| Min. Separation between Detached Principal Buildings | 2.0 m | 2.0 m | 3.0 m | n/a | See Footnote ^{.11} |
| Min. Common and Private Amenity Space | n/a | n/a | For Developments with 1 to 10 Dwelling Units = n/a For Developments with 11 to 20 Dwelling Units = | | |

| Section 13.5 – Development Regulations | | | | | |
|---|--|--|--|-----------------|-----------------|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | MF ₁ - Two Dwellings Units or Less | MF ₁ - Three Dwellings Units or More | MF ₂ | MF ₃ | MF ₄ |
| | | | <p>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^{.8, .9}</p> <p>For Developments with greater than 20 Dwelling Units = 7.5 m² per bachelor dwelling unit 15.0 m² per 1-bedroom dwelling unit 25 m² per dwelling unit with more than 1- bedroom^{.8, .9}</p> | | |
| Min. Roadway Width | n/a | <p>For any lot abutting a Transit Supportive Corridor, Major Arterial road, or a road with an Active Transportation Corridor (as designated in the OCP) the minimum roadway width measured from the centre line of the adjacent highway to the property line must be at least half the highway width requirement as described in Table 2: Road Requirements within Subdivision, Development, and Servicing Bylaw No. 7900. If road width does not meet the minimum then a road dedication would be necessary.</p> | | | |
| Min. Riparian Management Area | n/a | <p>For any lot abutting a watercourse or a riparian area must have the Minimum Riparian Management Area (RMA), as described in Table 21.1 of the OCP, dedicated to the City. If the lot is abutting a trail identified in Map 10.1 of the OCP then five additional metres must be dedicated to the City for trail connections in addition to the minimum RMA.</p> | | | |
| Max. Net Floor Area for Secondary Suites | 90 m ² | | | | |
| Max. Building Footprint per Accessory Buildings / Structures | 90 m ² | | | | |

| Section 13.5 – Development Regulations m = metres / m ² = square metres | | | | | |
|---|---|---|-----|-----|-----|
| | Zones | | | | |
| | MF1 - Two Dwellings Units or Less | MF1 - Three Dwellings Units or More | MF2 | MF3 | MF4 |
| Max. Building Frontage | A continuous building frontage shall not exceed 100 m in length. | | | | |
| <p>FOOTNOTES (Section 13.5):</p> <p>¹ [Deleted]</p> <p>² Side yards are not required for semi-detached housing or townhouses on a lot line that has a party wall agreement</p> <p>³ The minimum setback only for portions of commercial ground-oriented units are 2.0 metres. The minimum setback can be reduced to 2.0 metres only for the of ground-oriented residential units if all of the following criteria are met:</p> <p style="margin-left: 20px;">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.</p> <p style="margin-left: 20px;">b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.</p> <p style="margin-left: 20px;">c) The abutting boulevard must have an installed sidewalk and irrigated landscape boulevard with street trees.</p> <p>⁴ For portions of a parkade with lane access which do not project more than 2.3 metres above finished grade, the rear yard setback for the parkade is 1.5 metres.</p> <p>⁵ The setback for a garage, a carport, or a parkade door that has direct access to the street shall have a 6 metres setback measured from back-of-curb or edge of road pavement, or edge of sidewalk to the building or 3.0 metres from lot line to the building (whichever is greater).</p> <p>⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.</p> <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 metres 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 A minimum of 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 amenity space is not required for fee simple townhouses.</p> | | | | | |

| Section 13.5 – Development Regulations | | | | | |
|--|-----------------------------------|-------------------------------------|-----|-----|-----|
| m = metres / m ² = square metres | | | | | |
| | Zones | | | | |
| | MF1 - Two Dwellings Units or Less | MF1 - Three Dwellings Units or More | MF2 | MF3 | MF4 |
| <p>^{.10} In the MF1 zone, the garage footprint area shall not be considered building site coverage but does count towards the overall impermeable surface maximum site coverage.</p> <p>^{.11} In the MF4 zone, if the development is 3 storeys or less then the MF1 Development Regulations apply and if the development is 4 storeys or greater than the MF3 Development Regulations apply.</p> | | | | | |

| 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 | MF4 |
| Min. Density for Lots fronting onto a Transit Supportive Corridor | For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5, .8, .9} | | | |
| | For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5, .8, .9} | | | |
| Max. Base Density | Max. 6 dwelling units per lot | 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} | 2.5 FAR |
| Max. Bonus Density for Public Amenity & Streetscape Bonus | n/a | An additional 0.15 FAR ^{.3} | An additional 0.25 FAR ^{.3} | n/a |
| Max. Bonus Density for Rental or Affordable Housing Bonus | n/a | An additional 0.3 FAR ^{.3} | An additional 0.3 FAR ^{.3} | An additional 0.3 FAR ^{.3} |
| Max. Base Height | 11.0 m & 3 storeys | 11.0 m & 3 storeys | 18.0 m & 4 storeys Or 22.0 m / 6 | 22.0 m / 6 storeys |

| 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 | MF4 |
| | | | | storeys ⁻¹ | |
| Max. Bonus Height | | n/a | n/a | 22.0 m & 6 storeys ⁻³ Or 44.0 m & 12 storeys ^{-3, -4} | n/a |
| Max. Base Height for Buildings with Walkout Basements | Front or Flanking Yard Building Elevation | 9.0 m | 9.0 m | n/a | n/a |
| | Rear Building Elevation | 12.5 m | 12.5 m | n/a | n/a |
| Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements) | | 70% See Figure 5.11 for Example Diagram | n/a | n/a | If development is 4 storeys or greater than this regulation does not apply If development is 3 storeys or less then 70% See Figure 5.11 for Example Diagram |
| Max. Height for Accessory Buildings / Structures | | 4.8 m | 4.8 m | 4.8 m | 4.8 m |

FOOTNOTES (Section 13.6):

- ⁻¹ The base height is 18.0 m & 4 storeys except the maximum base height is 22.0 m / 6 storeys if the subject property is fronting onto a Transit Supportive Corridor.
- ⁻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:
 - (a) lots are fronting a Provincial Highway; and

| 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 | MF4 |
| <p>(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</p> <p>(c) the abutting lots are not zoned A₁, A₂, RR₁, or RR₂; and</p> <p>(d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.</p> <p>⁵ For the purpose of calculating minimum densities the amount of commercial area considered as a unit will be measured at one (1) unit per 125 m² of commercial GFA.</p> <p>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.</p> <p>⁷ For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.</p> <p>⁸ The minimum density does not apply to MF1 zoned lots addressed on Cadder Avenue between Richter Street and Ethel Street.</p> <p>⁹ The minimum density for lots fronting onto a Transit Supportive Corridor only applies when the lot contains three or more dwelling units</p> | | | | |

| Section 13.7 - Site Specific Regulations | | | |
|---|--|--------------------------|---|
| Uses and regulations apply on a site-specific basis as follows: | | | |
| | Legal Description | Civic Address | Regulation |
| 1. | Lot A, District Lot 140, ODYD, Plan KAP58184 | 1915-1925 Enterprise Way | This property is permitted to have hotels as principal land use. |
| 2. | ODYD, Plan KAS3399 | 1132-1160 Bernard Ave | This property is permitted to have 16 storeys in height. |
| 3. | Lot 1, Section 32, Township 26, ODYD, Plan KAP 91641 | 530 Caramillo Ct. | This property is permitted to have Apartment housing limited to 4 storeys. |
| 4. | Strata Plan of Lot 3 & Remainder Lot 3, Section 28, Township 26, ODYD, PLAN KAP74074 (See Posting Plan EPP 104511) | 777 Denali Drive | This property is permitted to have 3 storey apartment building on top of a two storey townhouse. |
| 5. | Lot B, Section 24, Township 28, Land District 54, Plan KAP30848, EXCEPT Plan KAP79047, EPP23768 | 530 Quartz Crescent | This property is permitted to have Apartment housing limited to 3 storeys. |
| 6. | Lot 20 Section 32 Township 26 ODYD Plan KAP60008 Except Plans KAP77707, KAP87078 and KAP91641 | 1691 Cara Glen Way | The MF2 – Townhouse Housing portion of this property is permitted to have Apartment housing limited to 4 storeys. |

Chart W

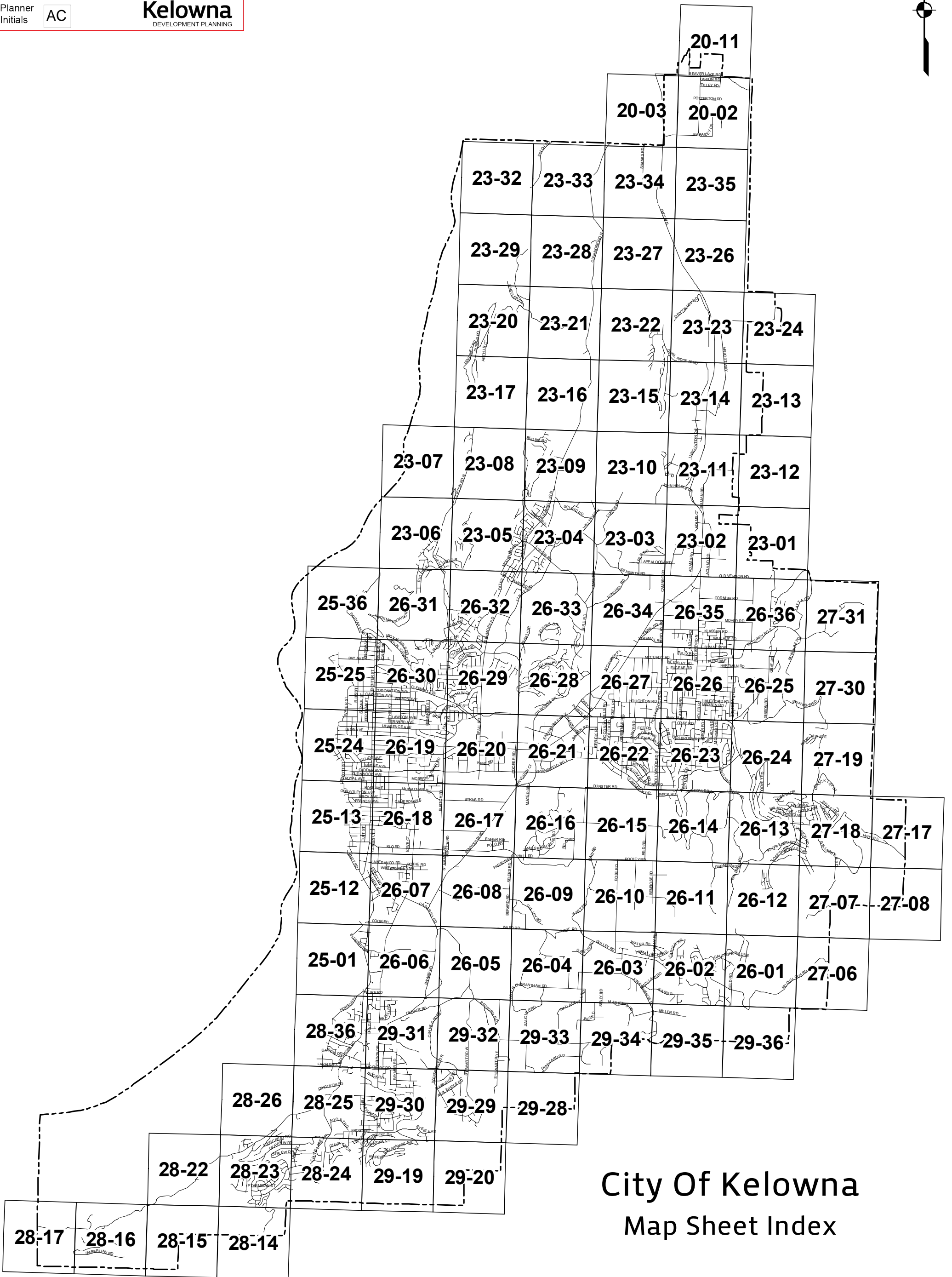
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| Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones | | | | | | | | | | | | | |
| Agriculture & Rural Zones | | | Single & Two Dwelling Zones | | | Multi-Dwelling Zones | | | Core Area and Other Zones | | | | |
| Uses | A1 Regs | Regs | Uses | Sub | Regs | Uses | Regs | Density | Uses | Regs | Ind | Health | Density |

Chart X

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| Agriculture & Rural Zones | | | Suburban Residential Zones | | | Multi-Dwelling Zones | | | Core Area and Other Zones | | | | |
| Uses | A1 Regs | Regs | Uses | Sub | Regs | Uses | Regs | Density | Uses | Regs | Ind | Health | Density |



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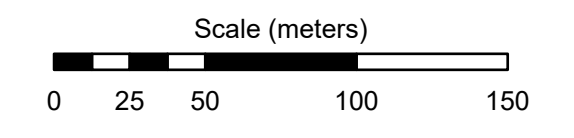
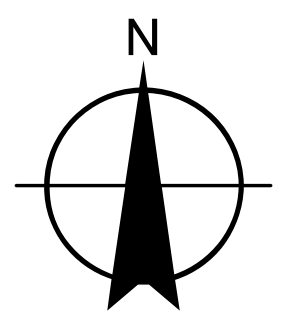
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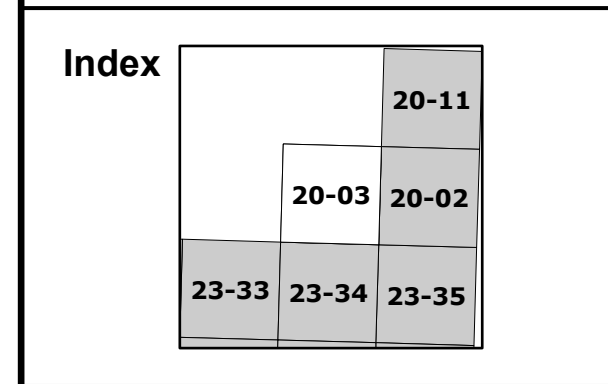
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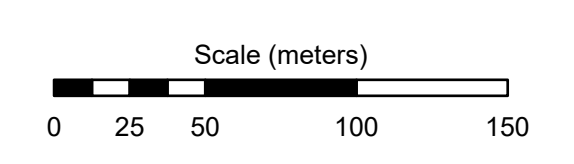
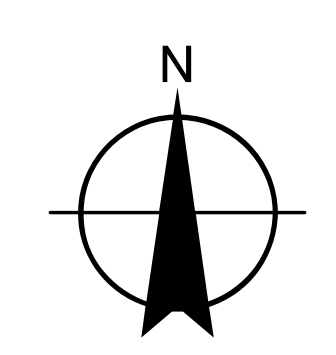


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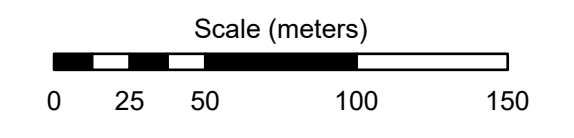
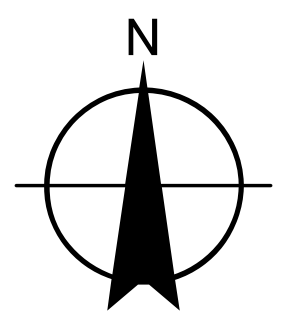
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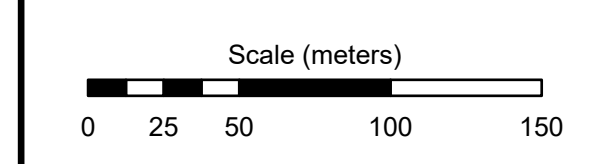
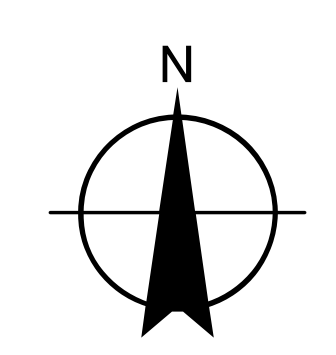
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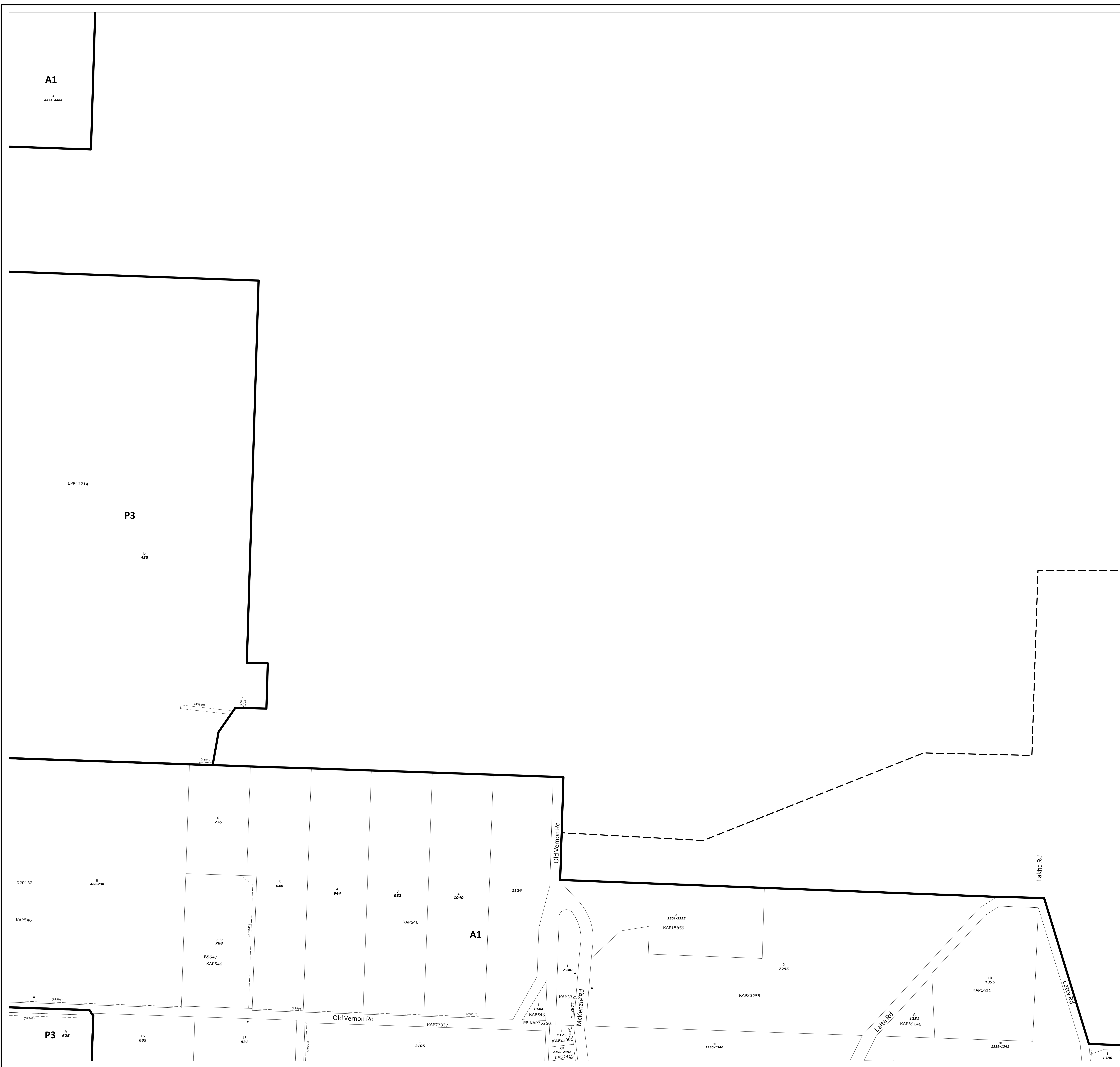


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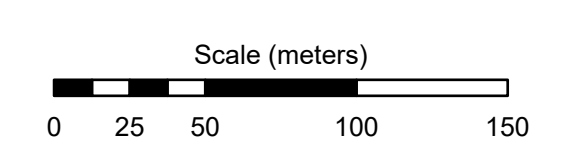
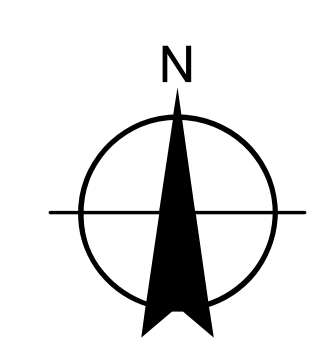
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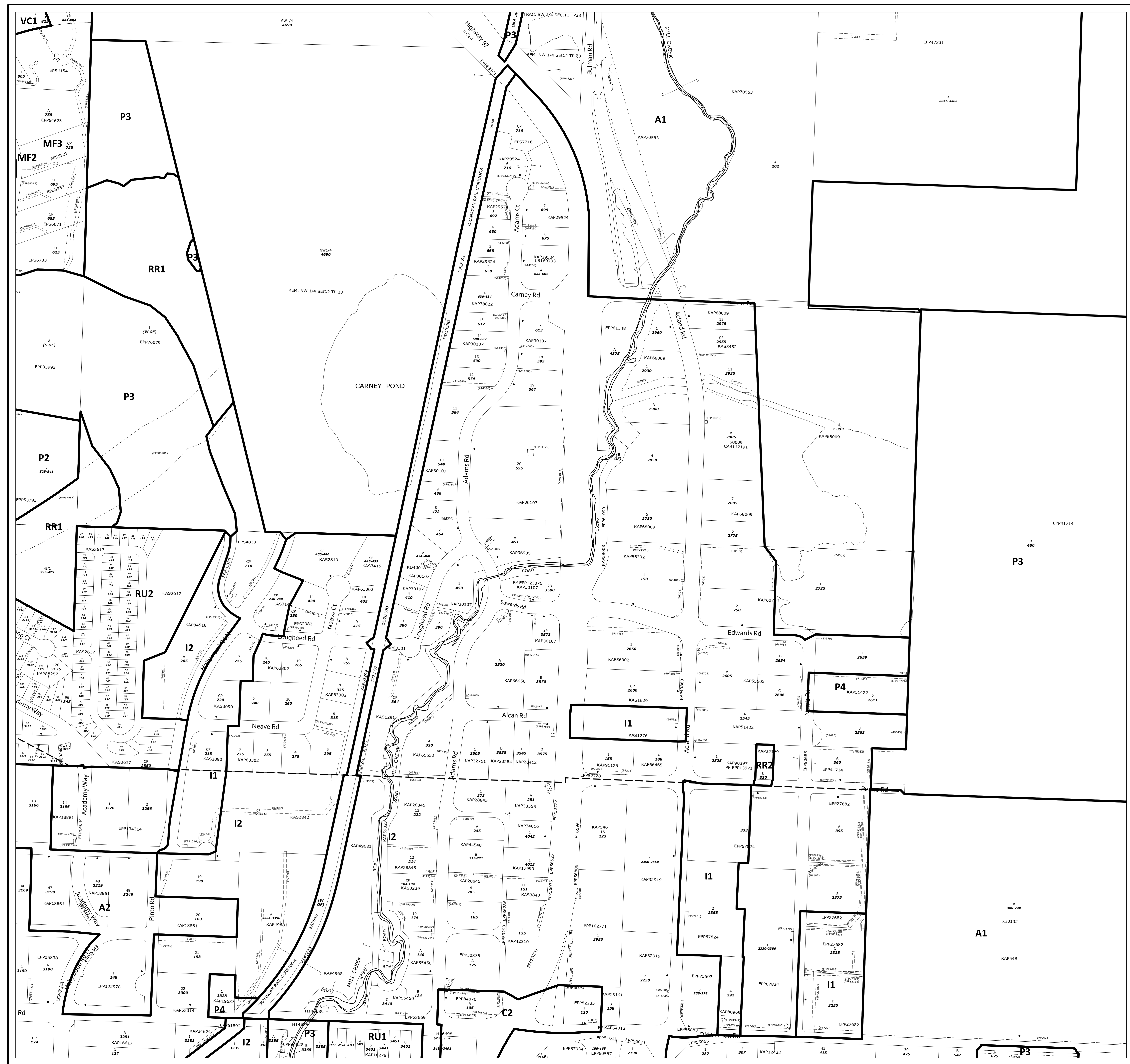



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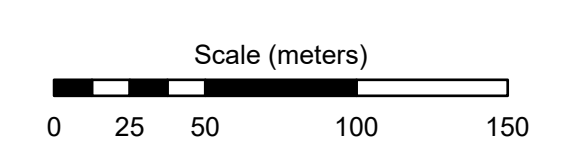
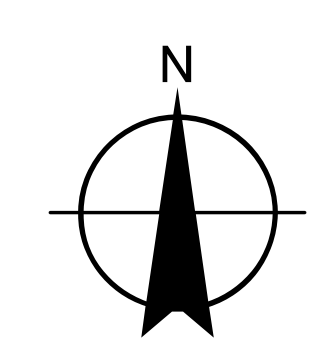
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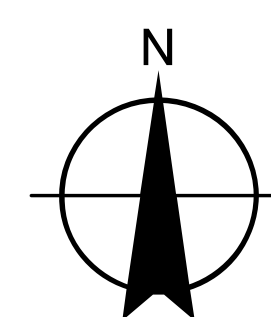
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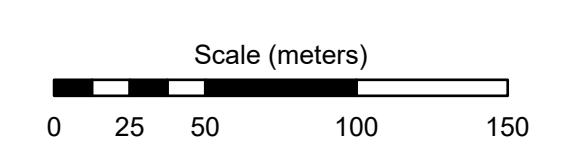
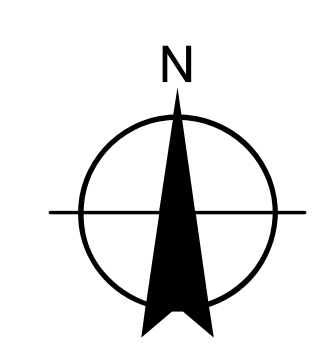
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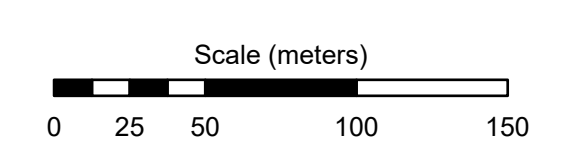
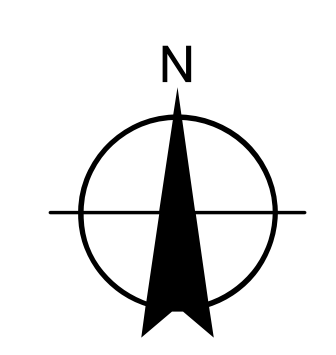
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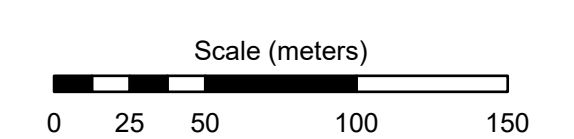
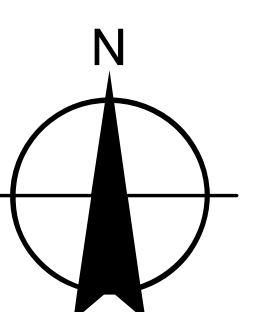
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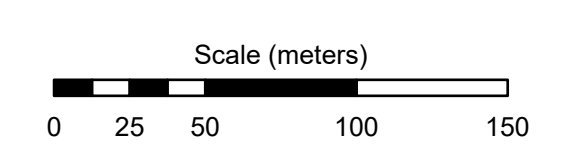
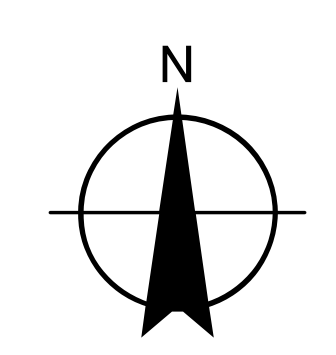
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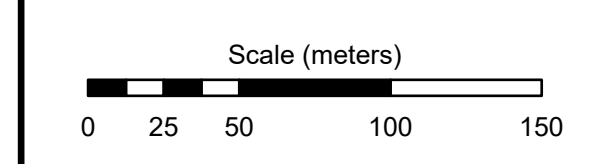
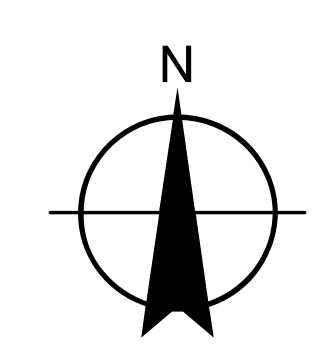
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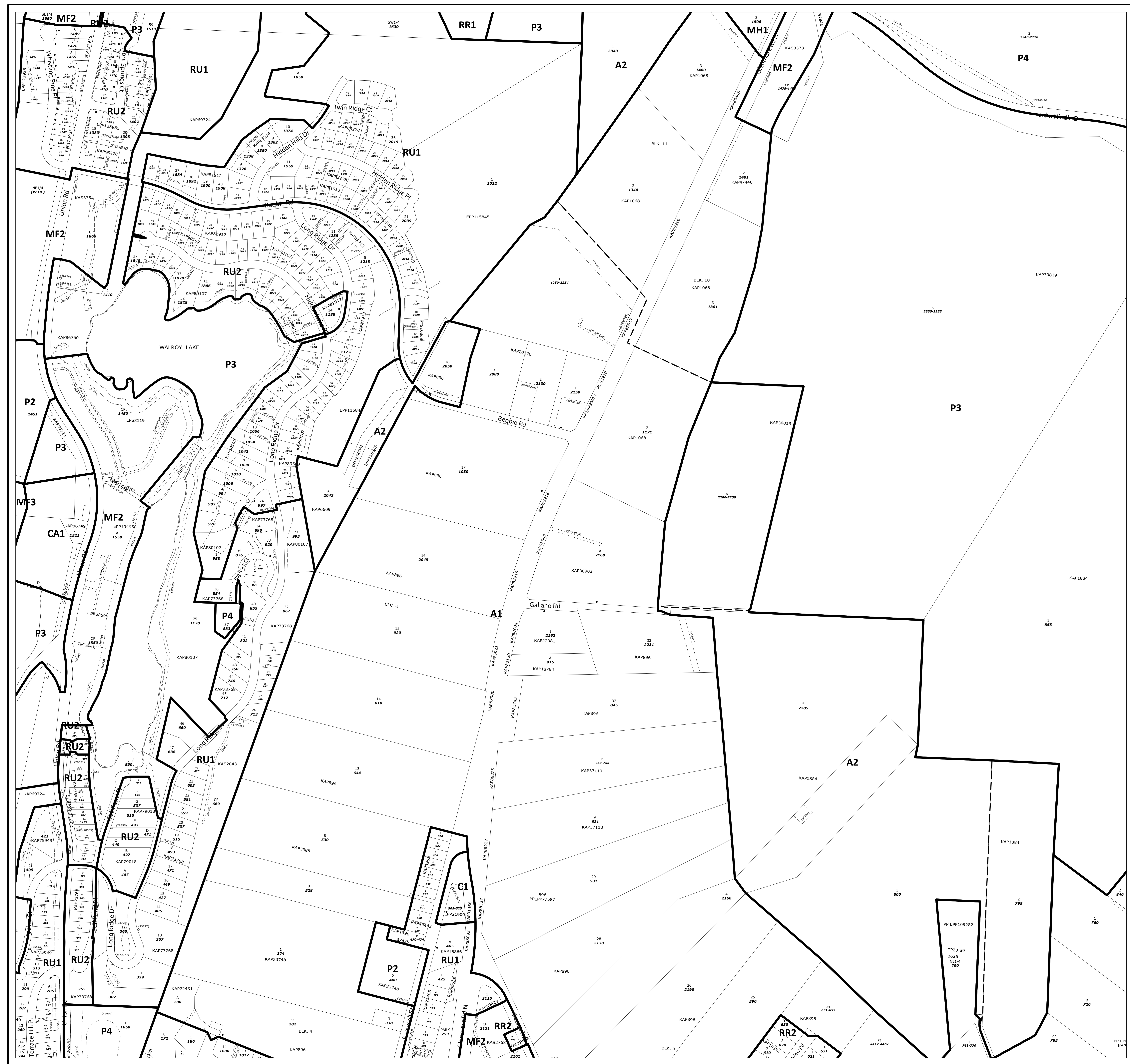
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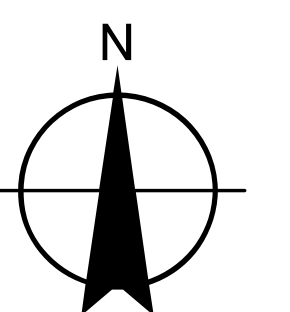
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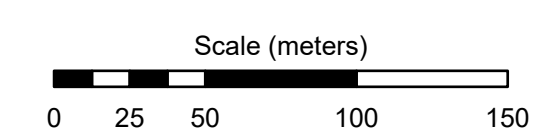
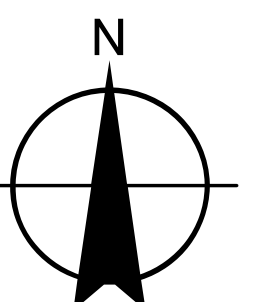
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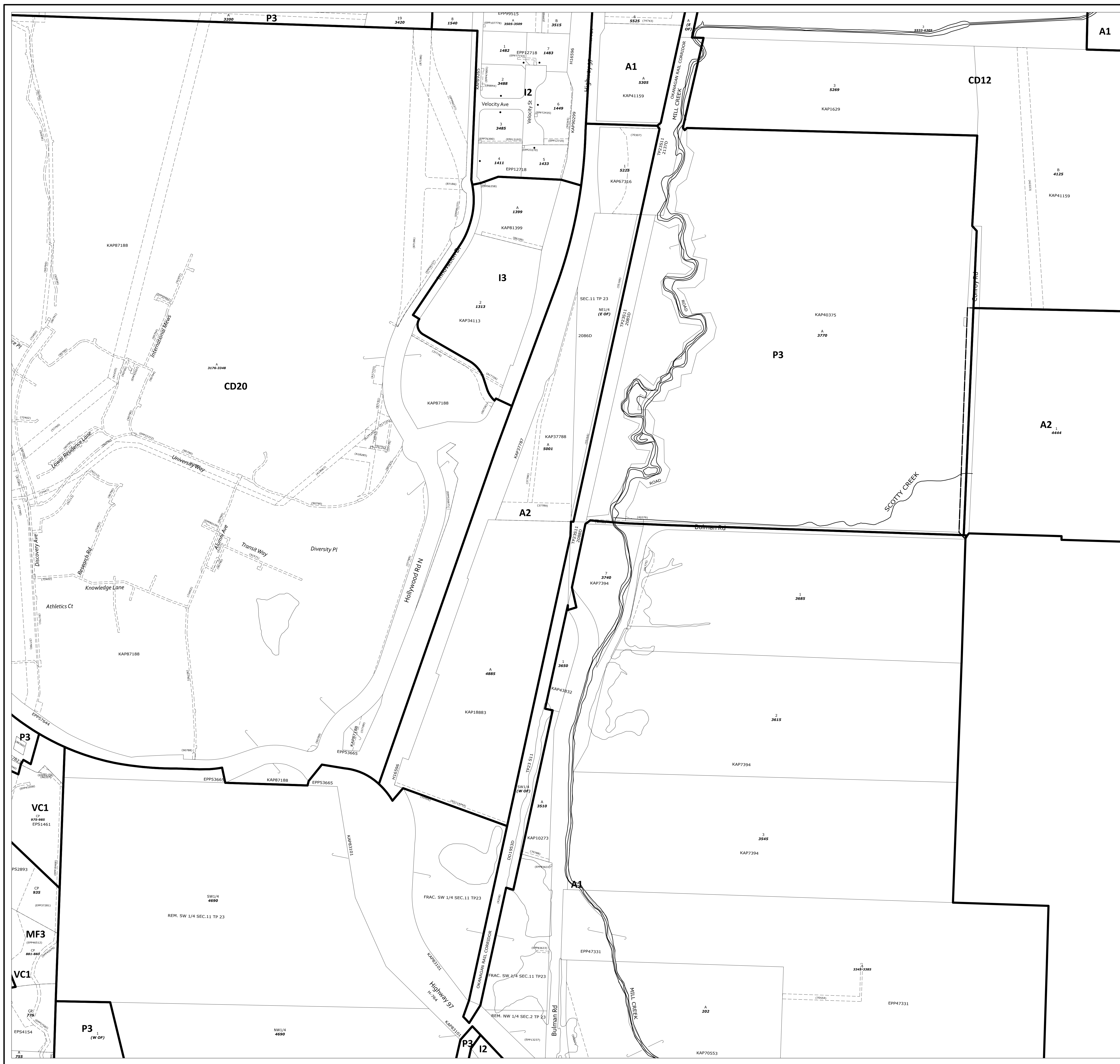
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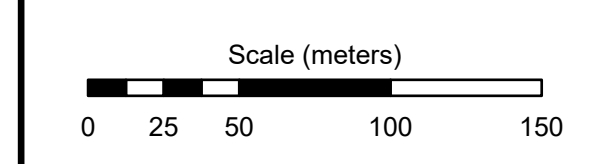
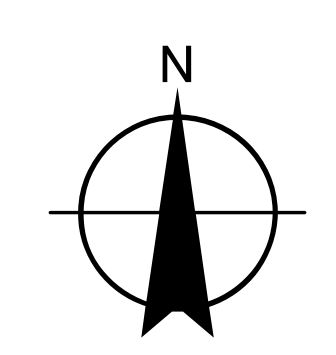
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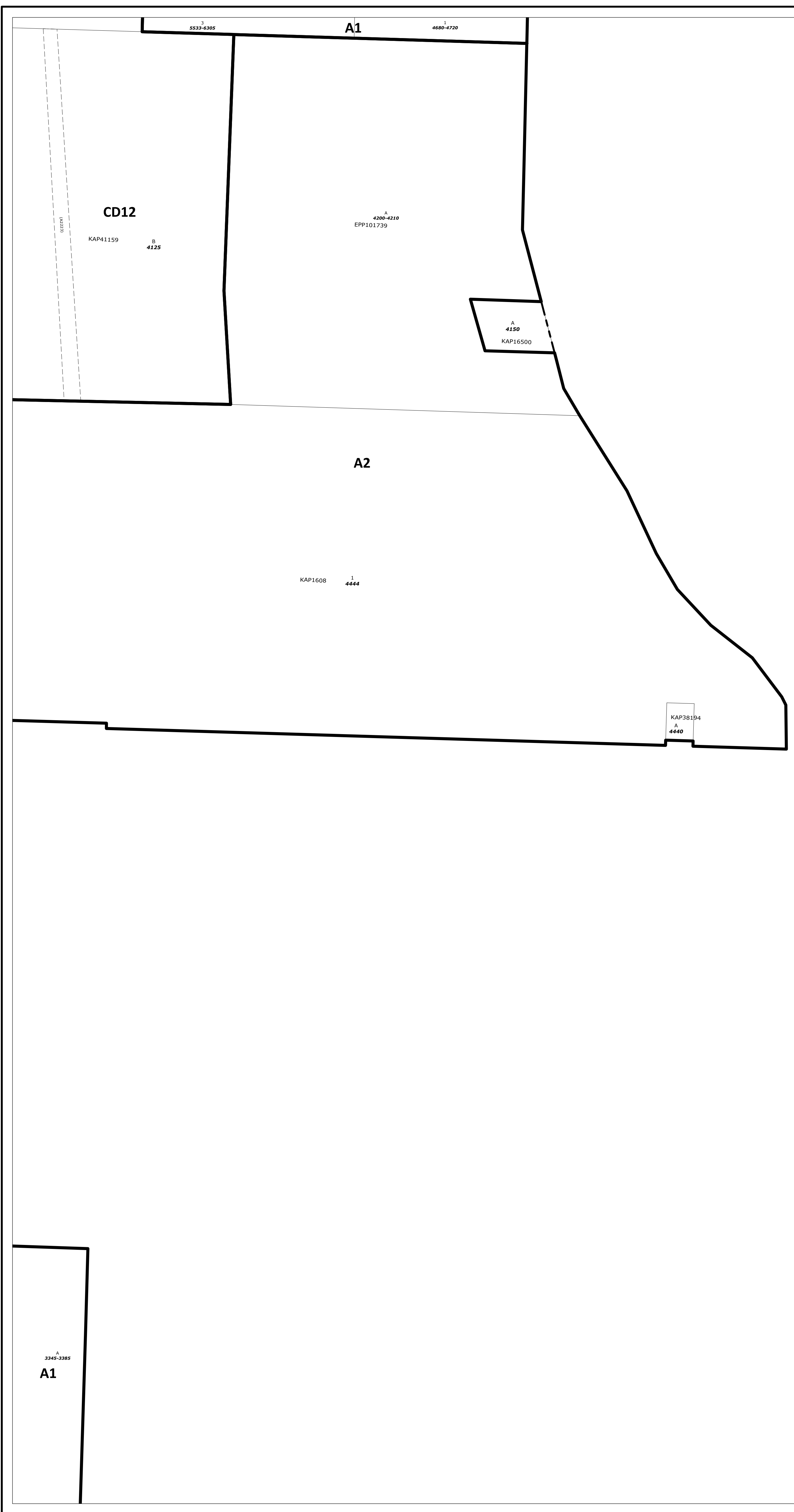


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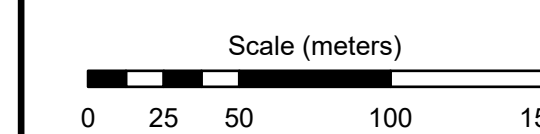
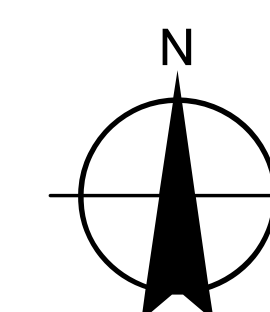
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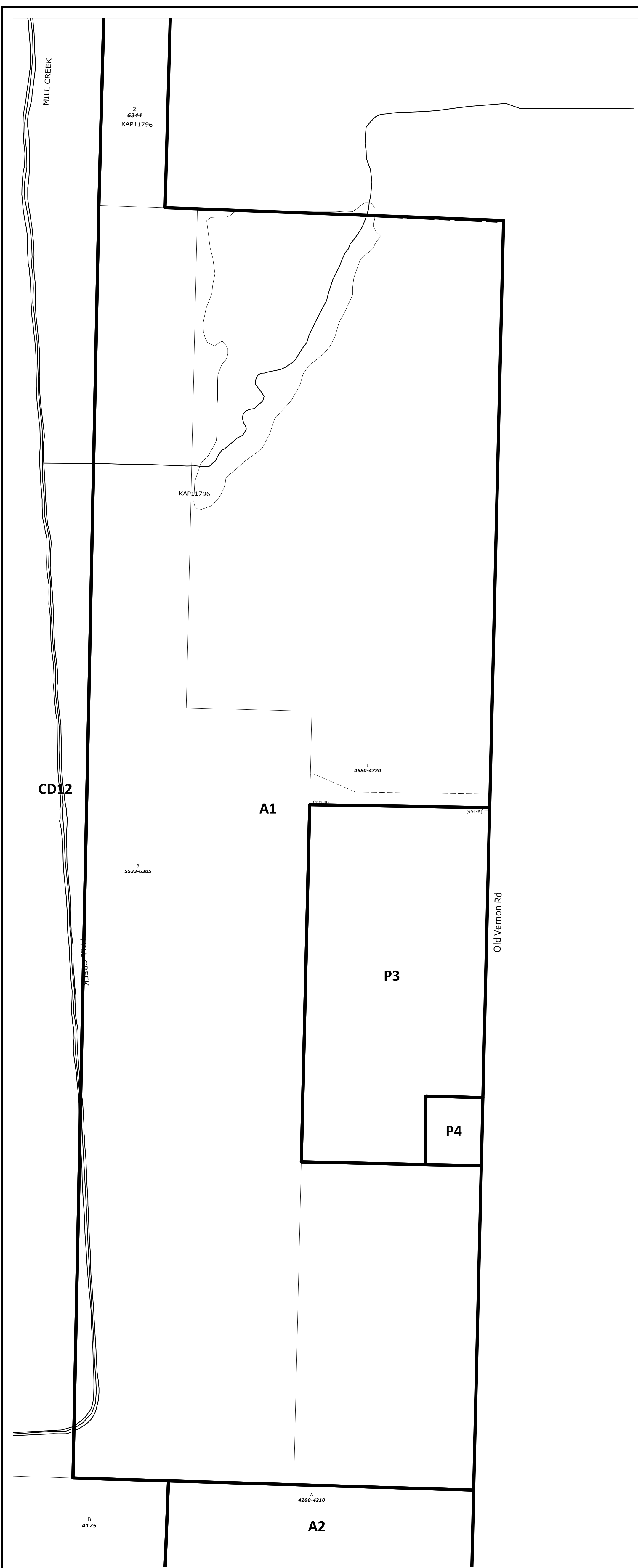
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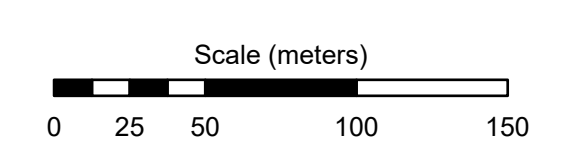
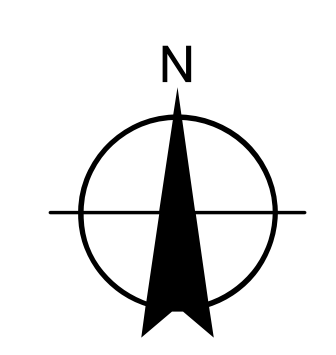
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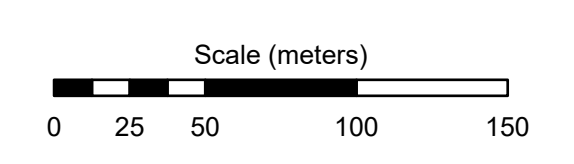
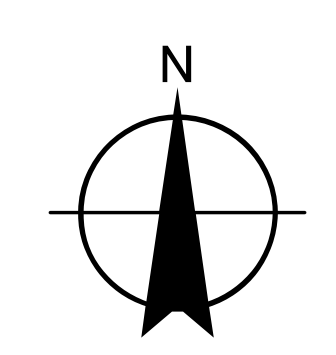
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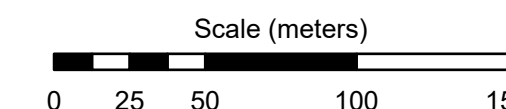
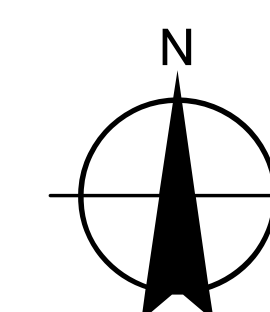
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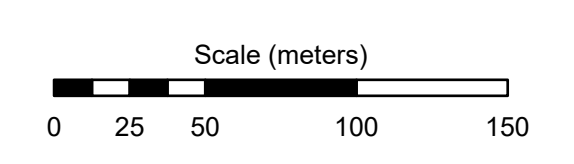
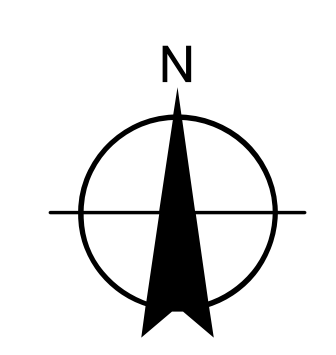
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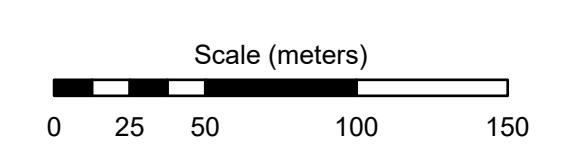
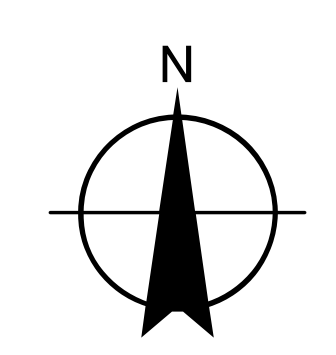
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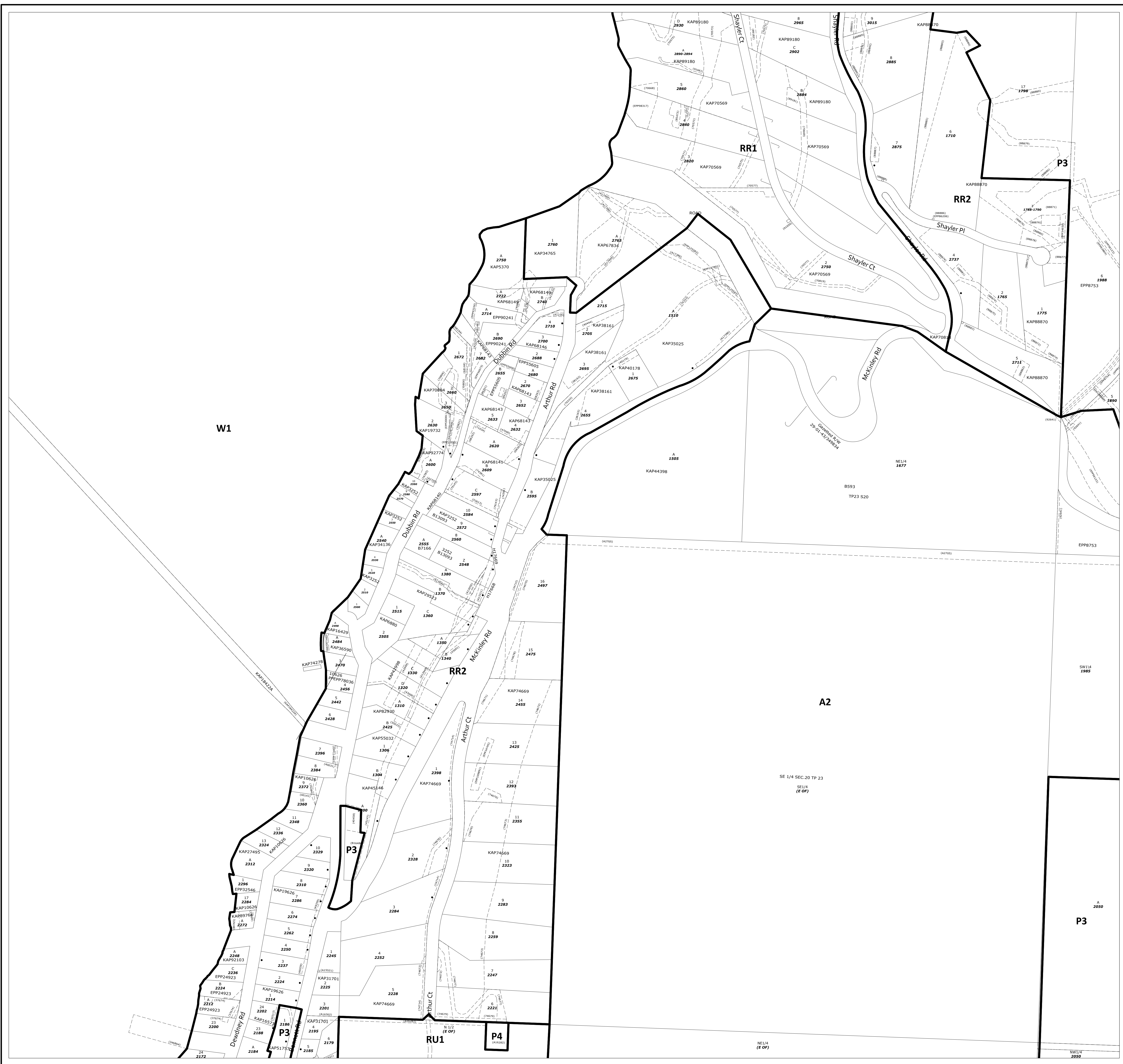



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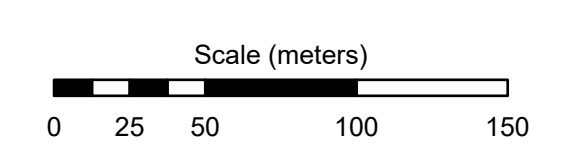
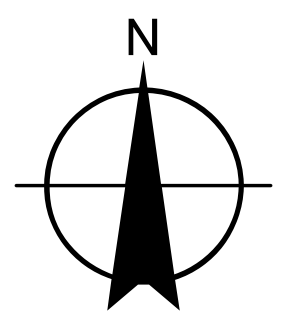
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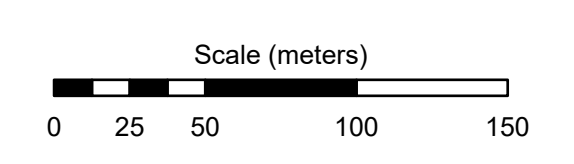
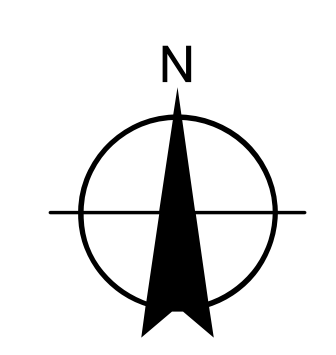
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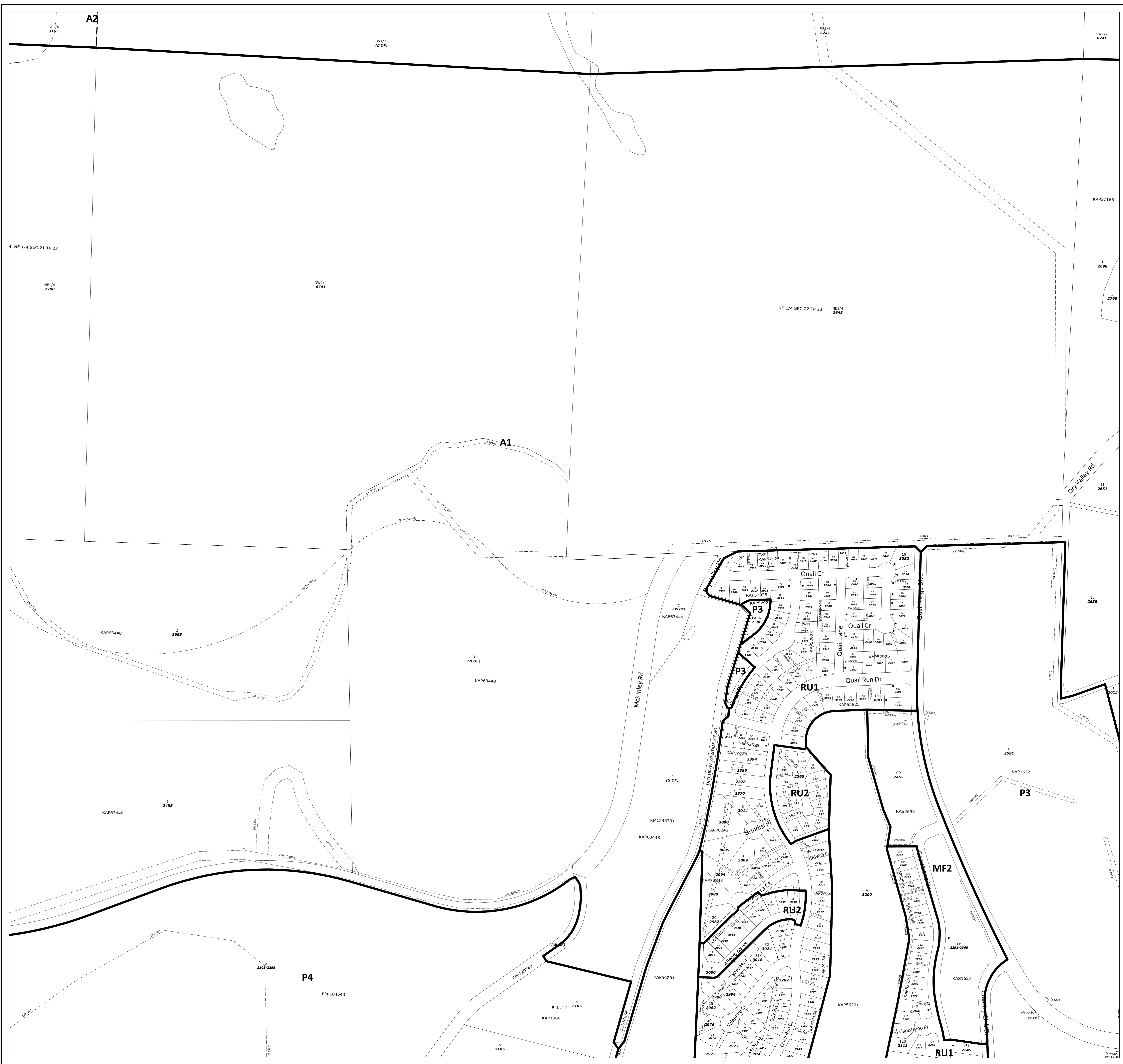



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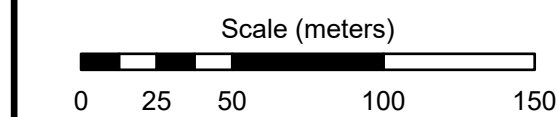
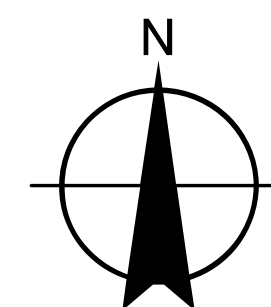
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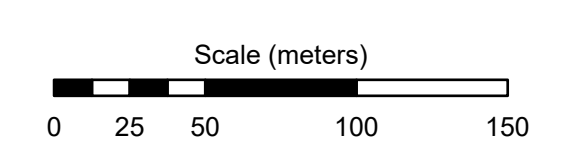
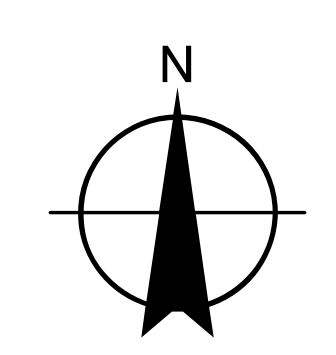
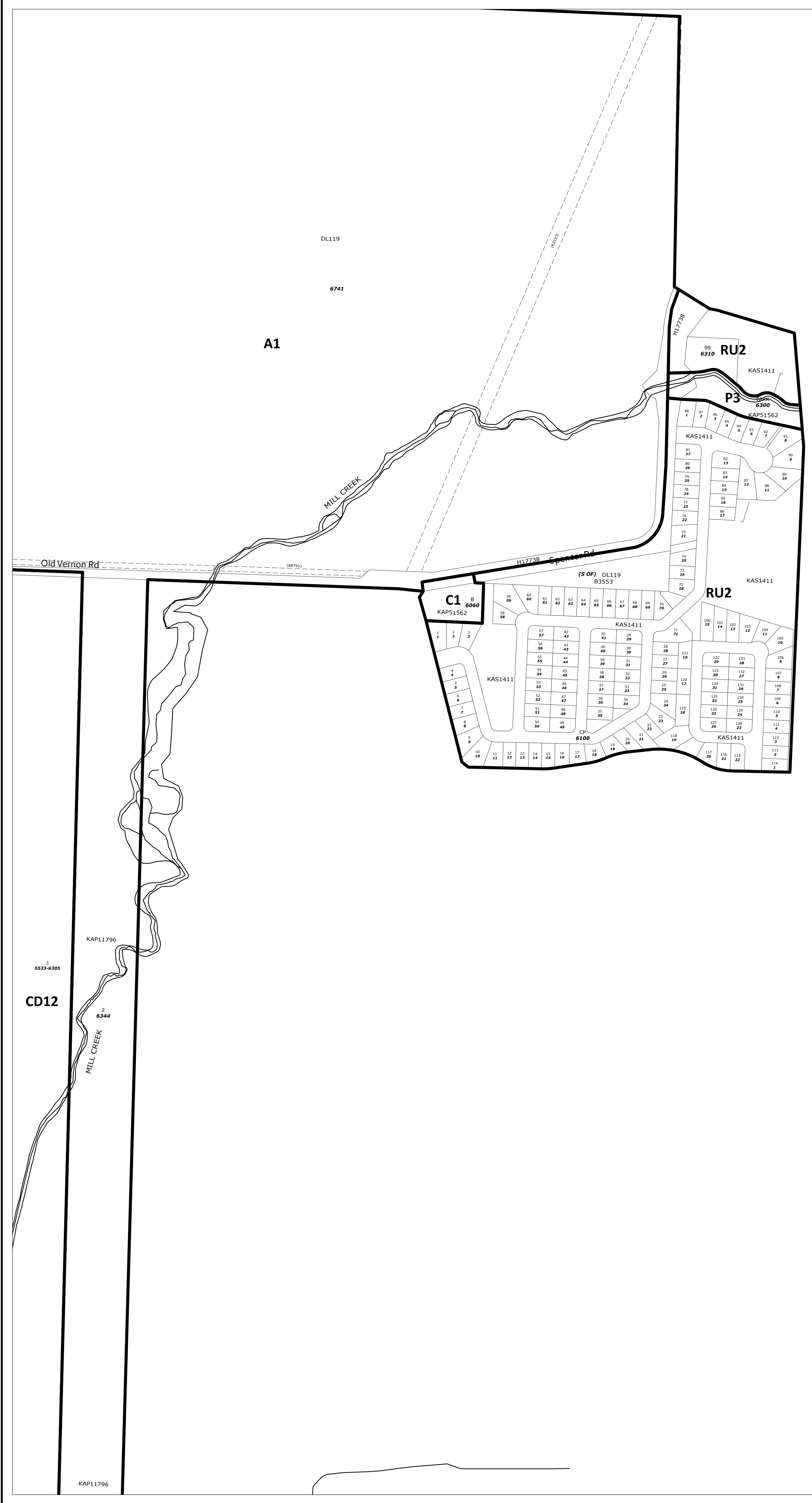
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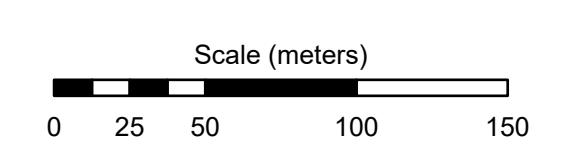
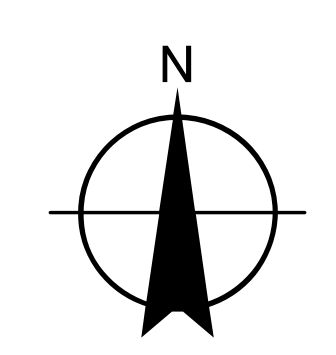
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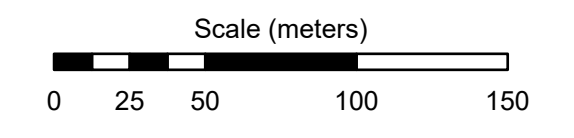
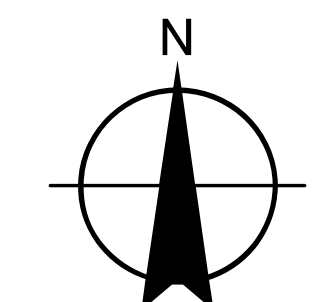
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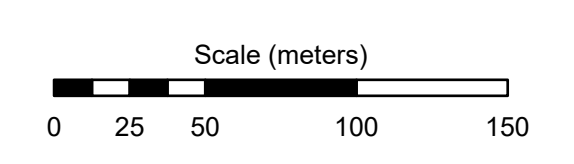
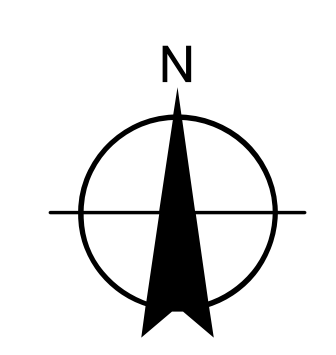
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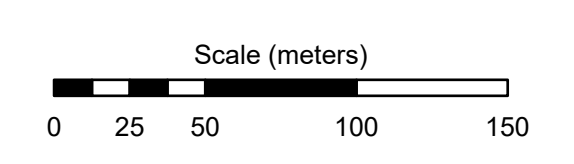
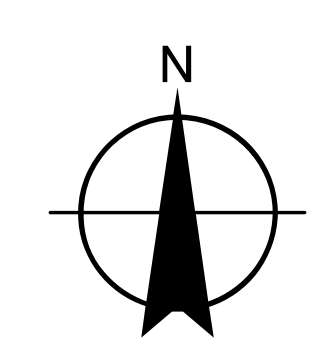
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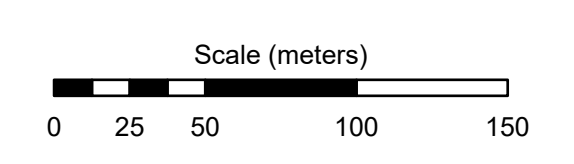
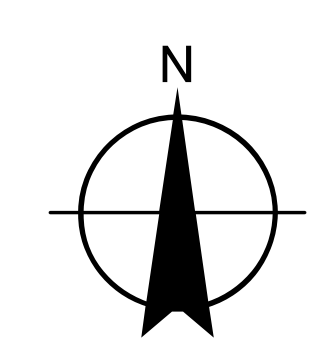
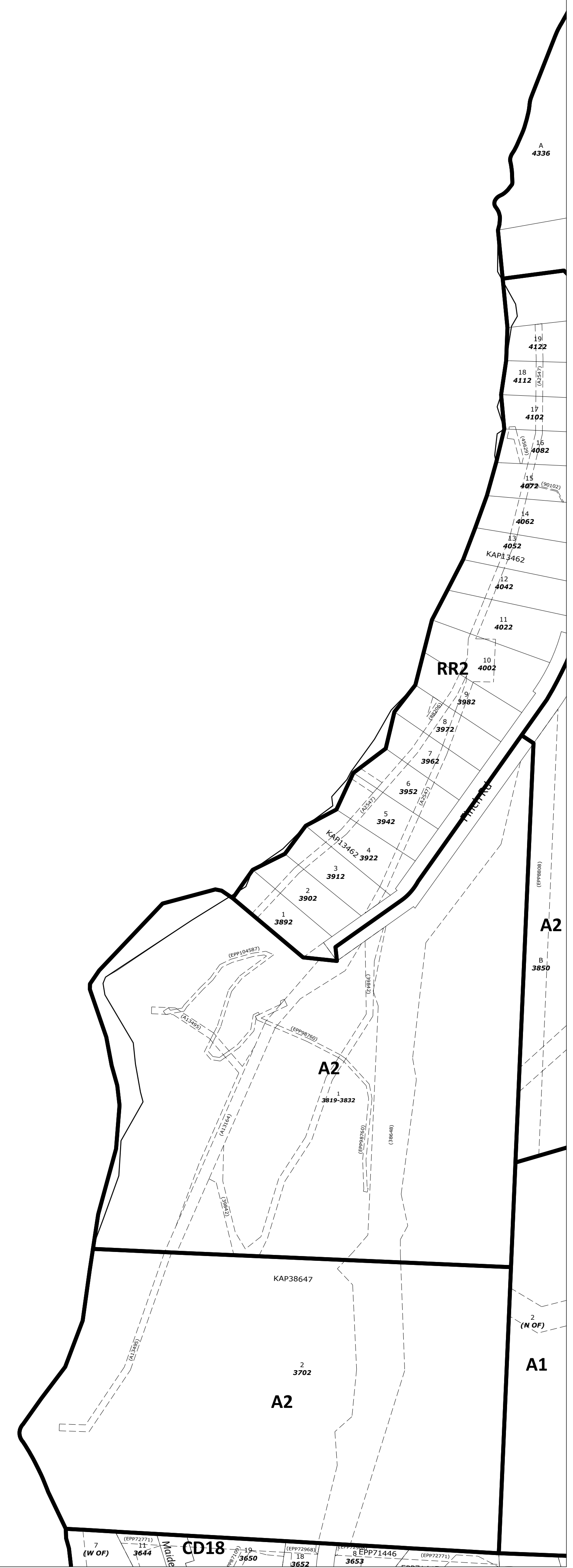
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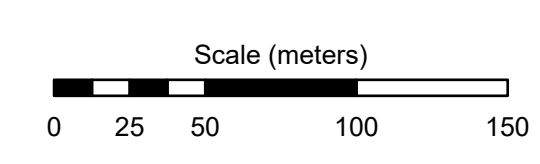
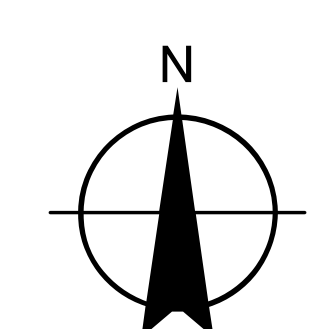
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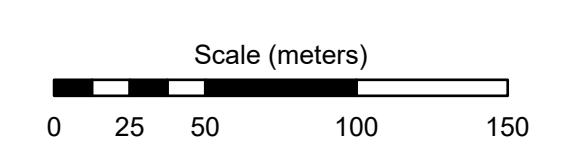
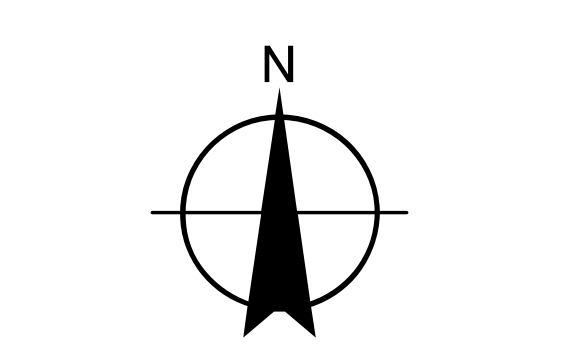
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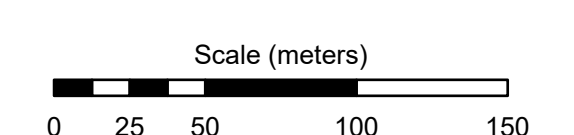
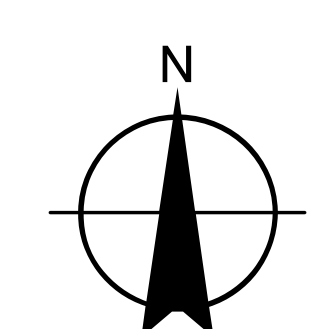
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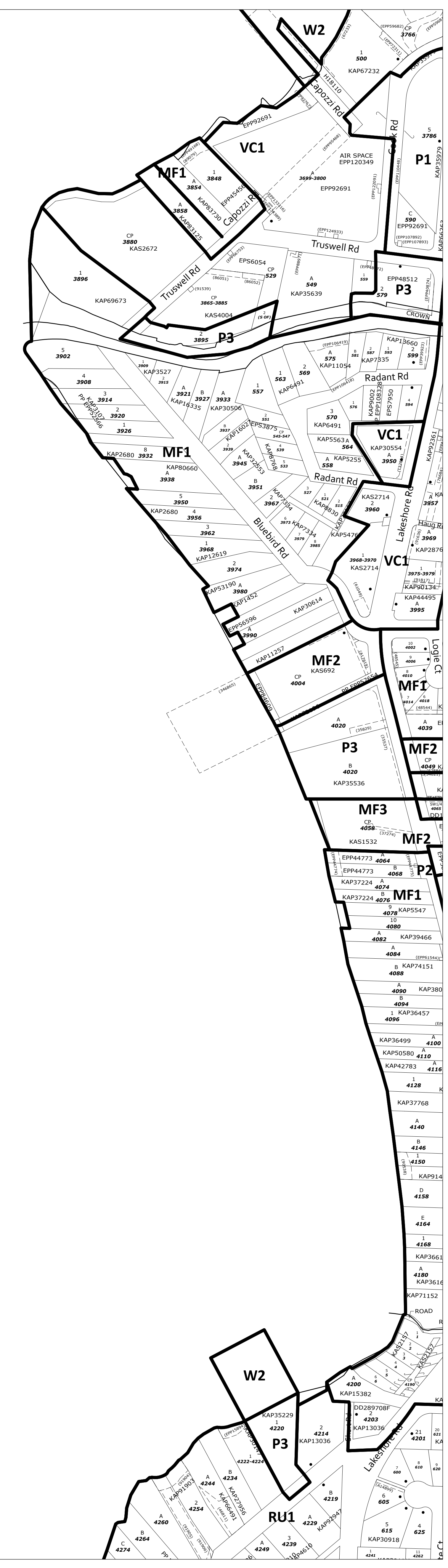
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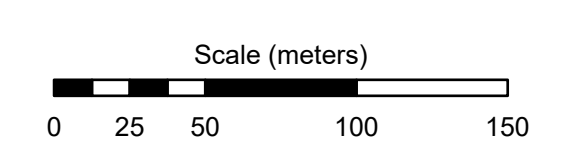
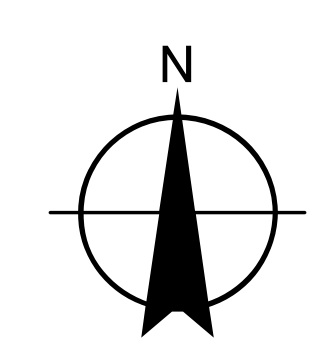
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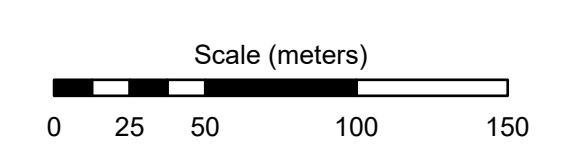
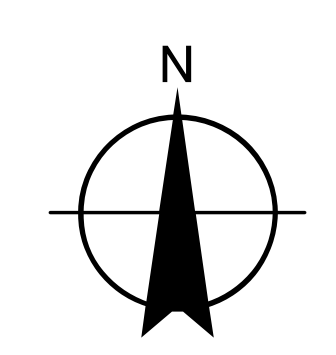
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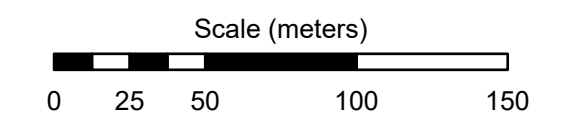
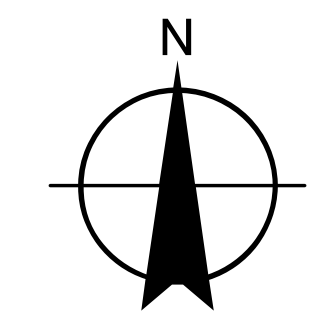
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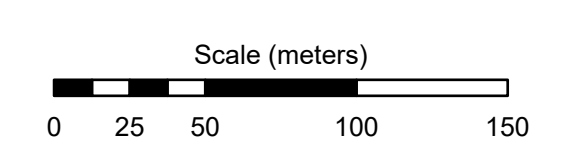
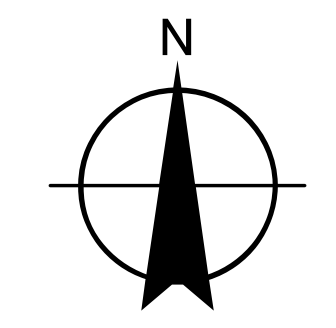
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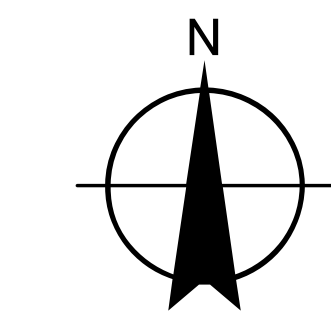
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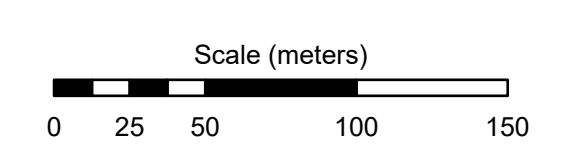
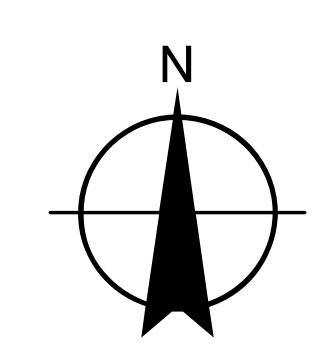
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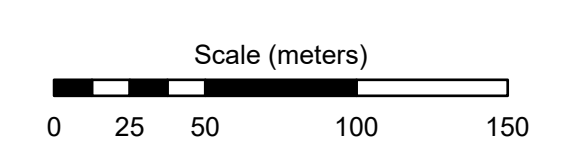
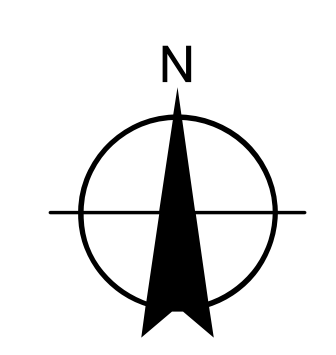
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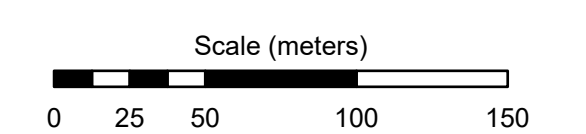
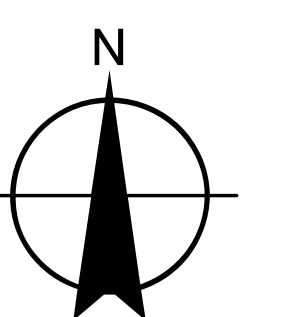
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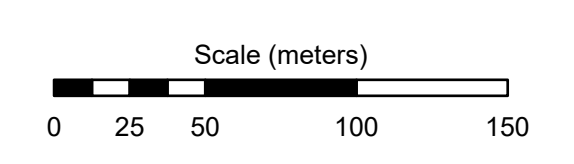
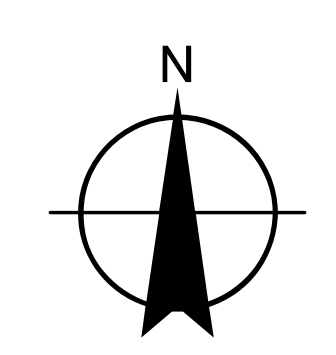
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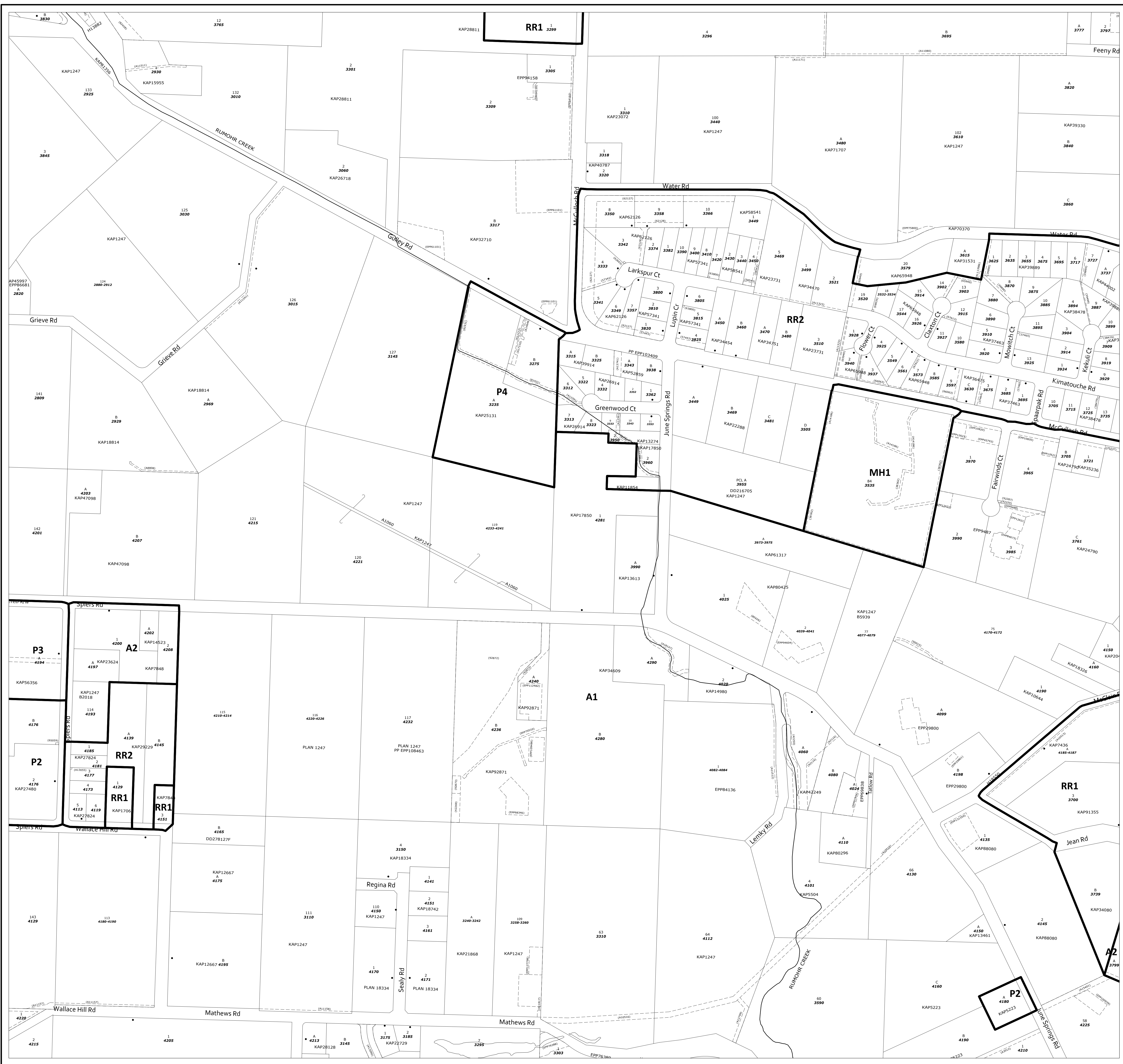
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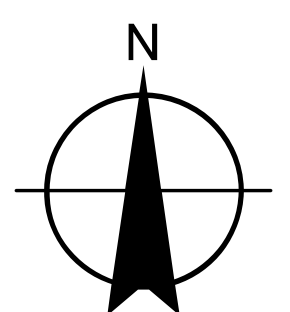
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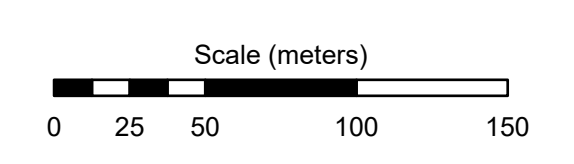
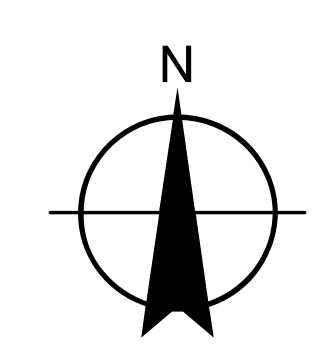
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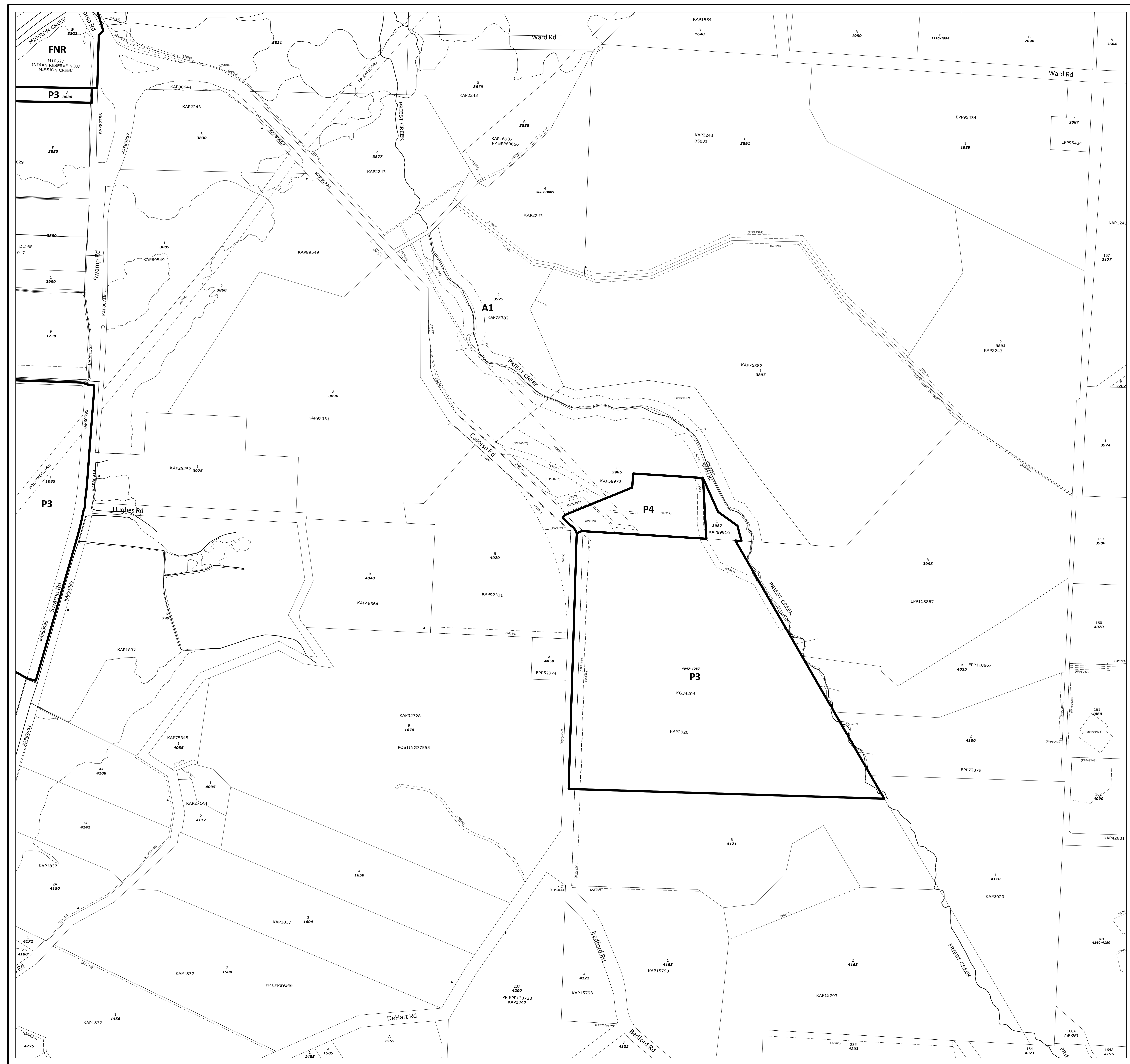
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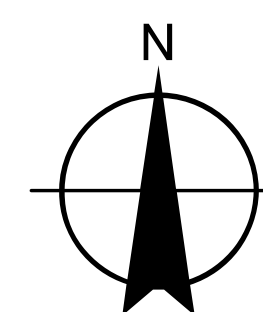
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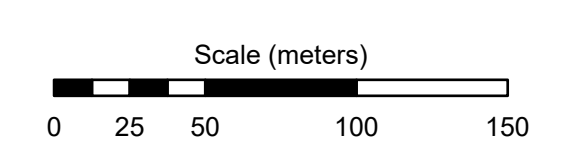
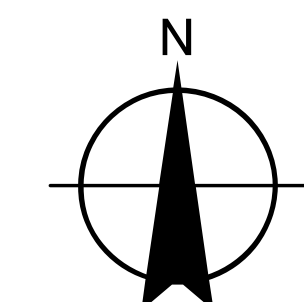
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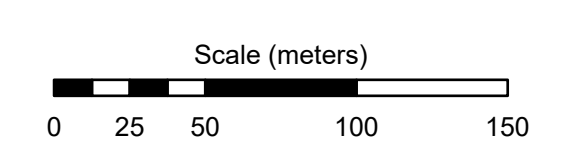
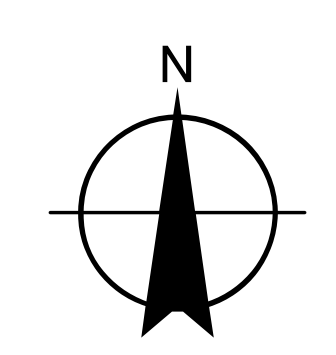
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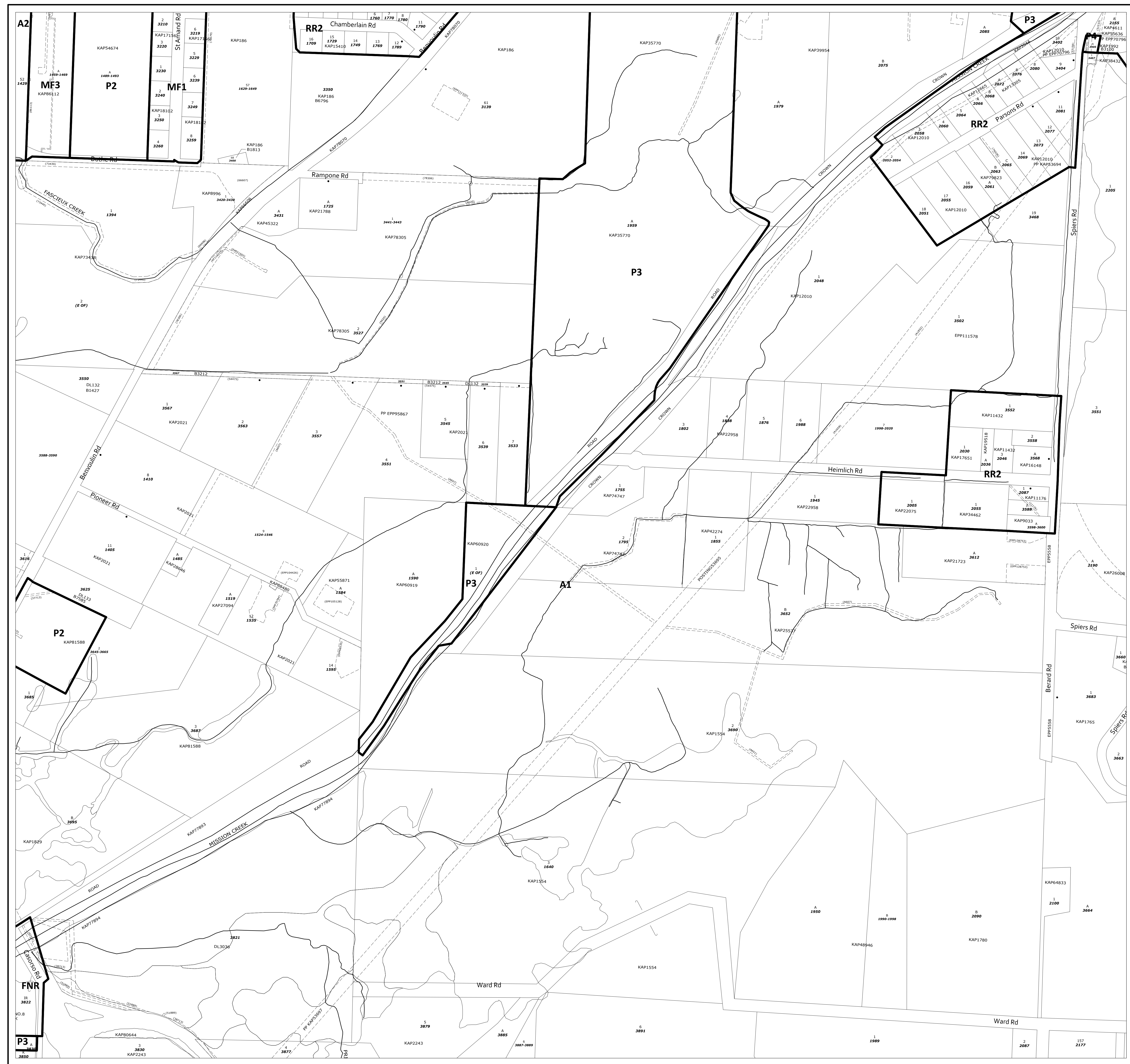
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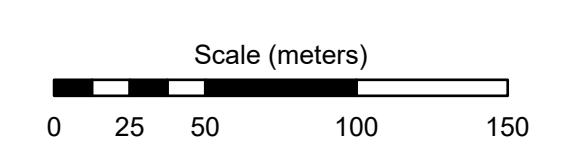
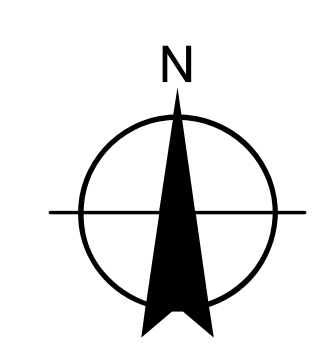
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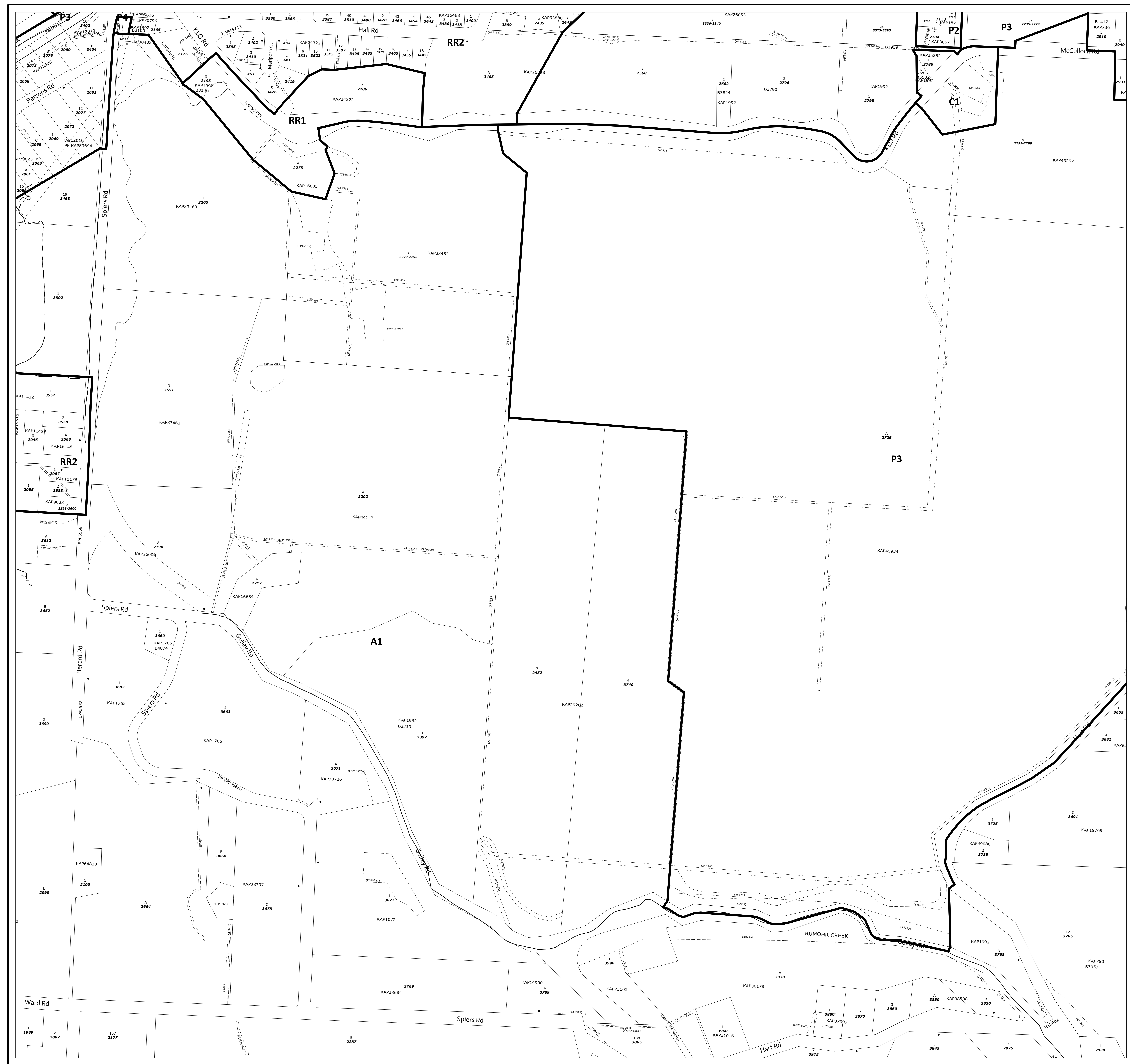


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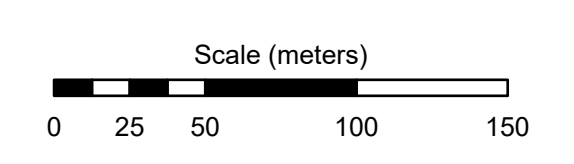
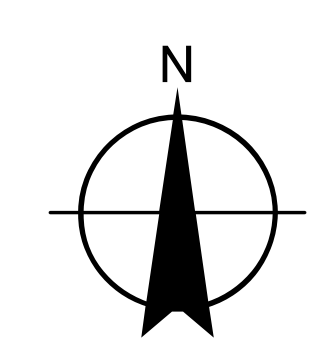
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| 26-04 | 26-03 | 26-02 |

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 - City Boundary

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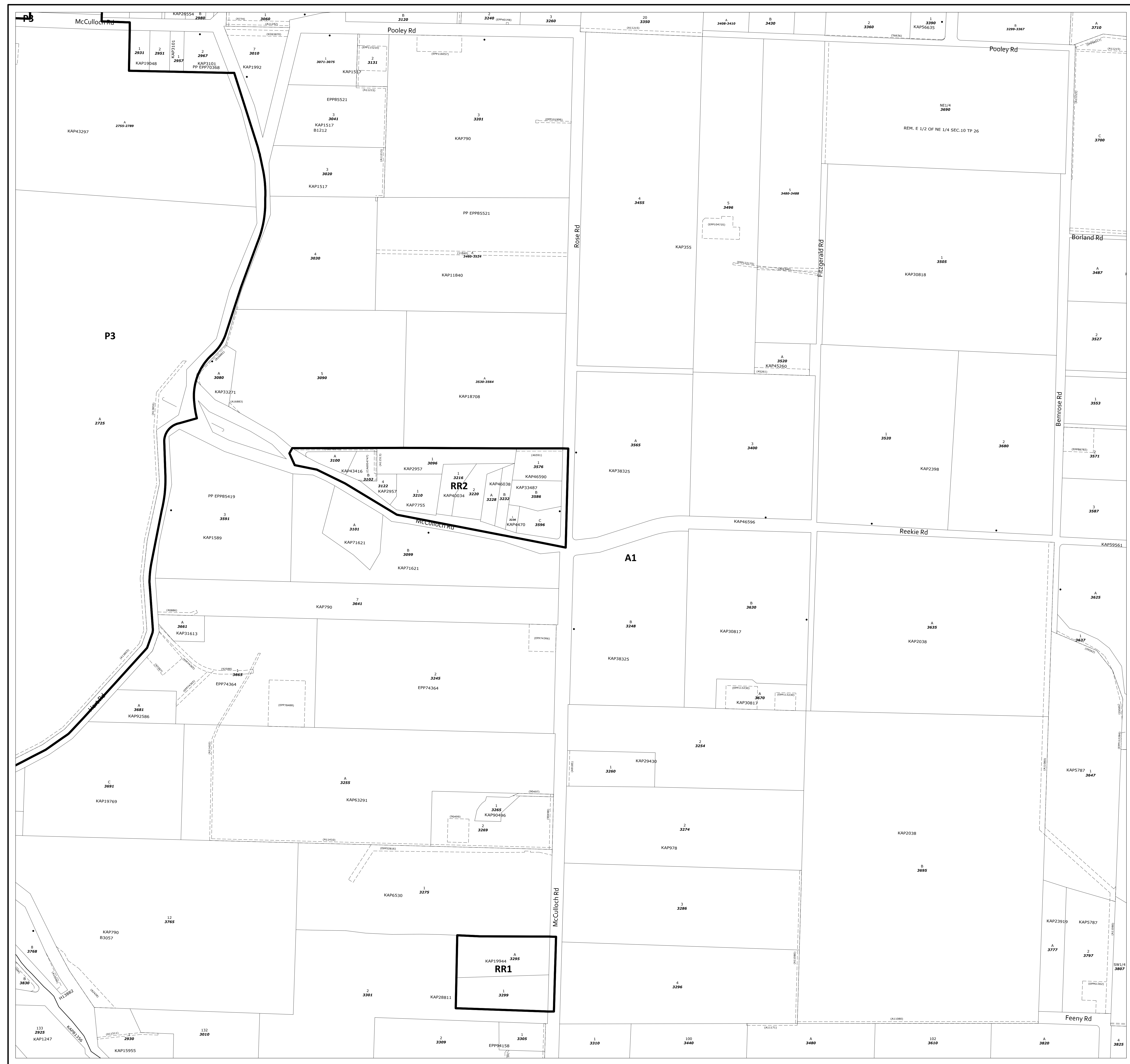


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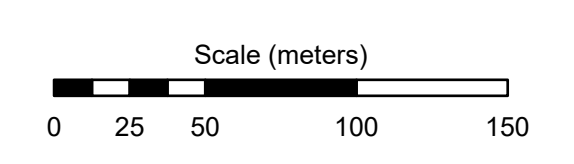
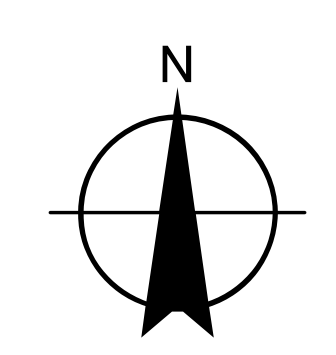
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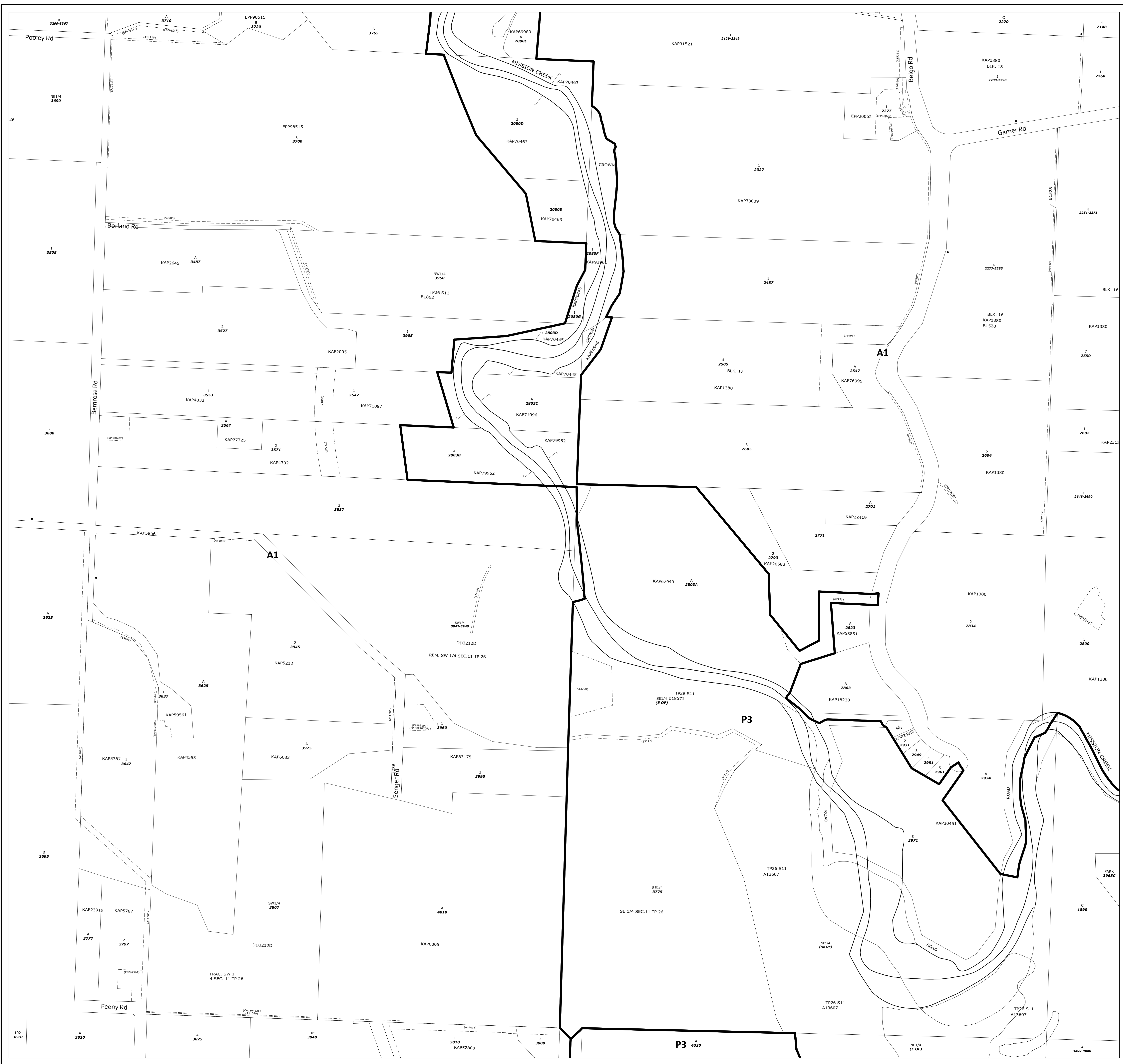
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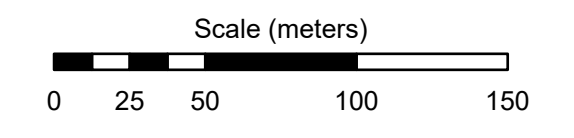
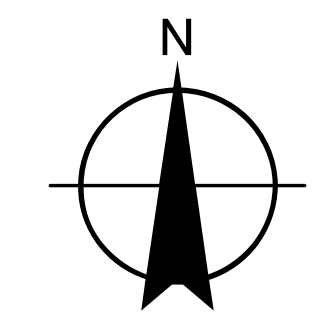
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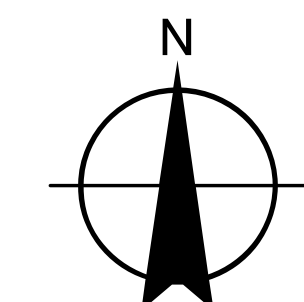
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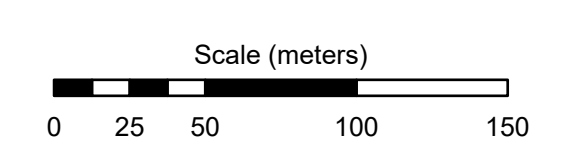
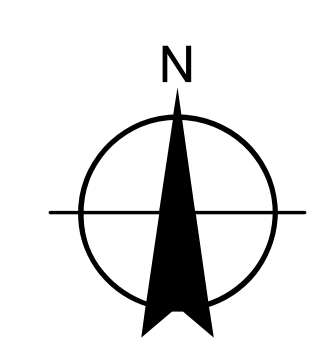
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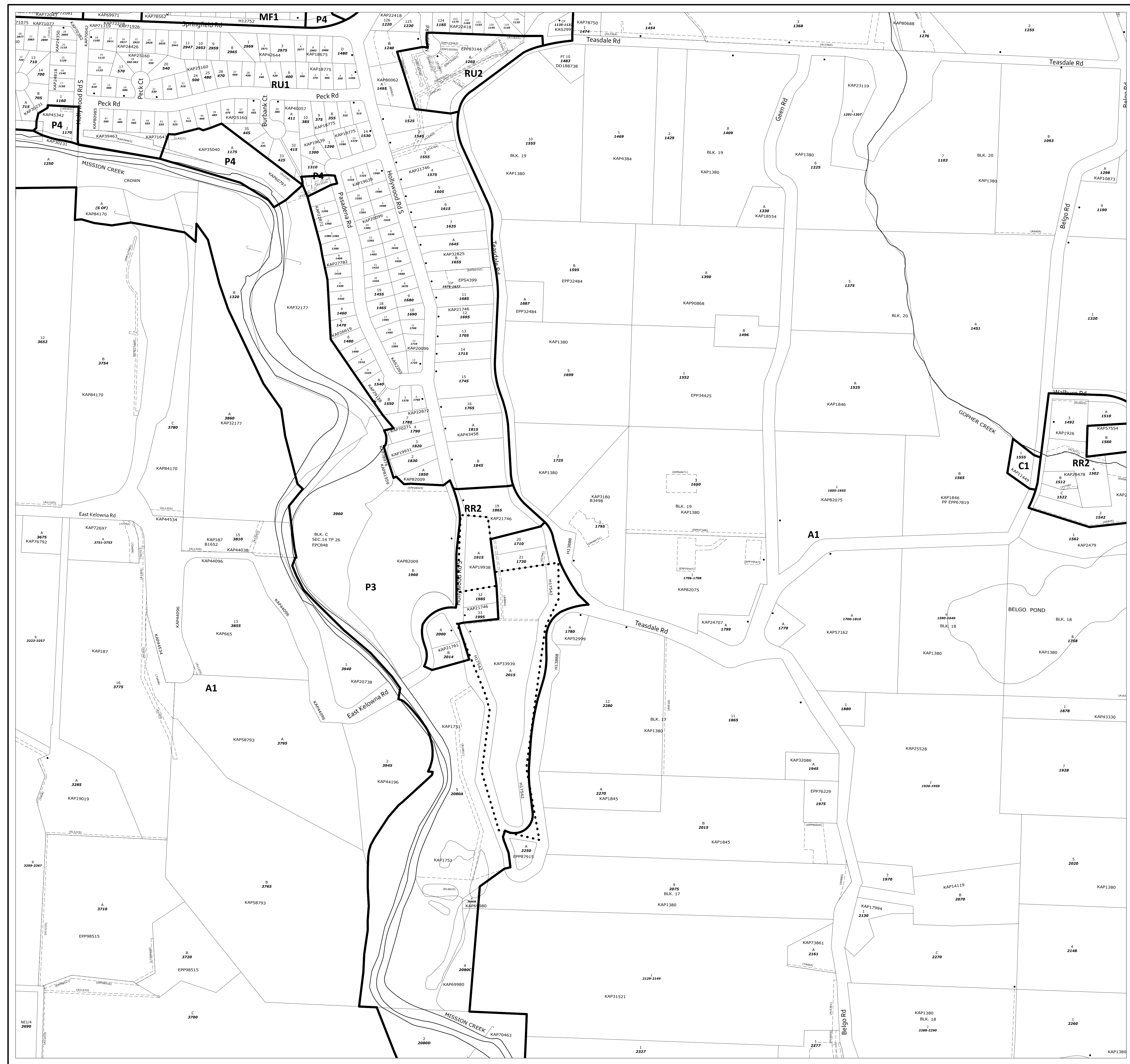
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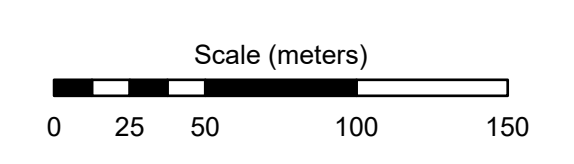
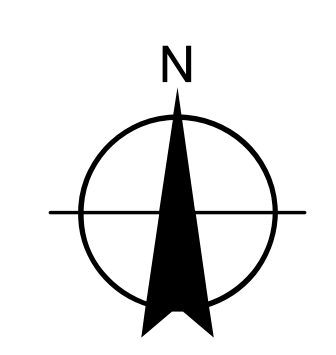
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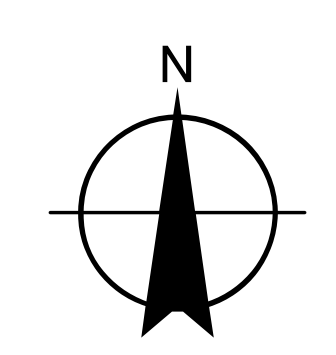
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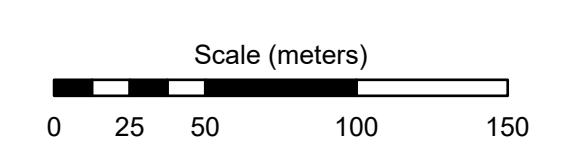
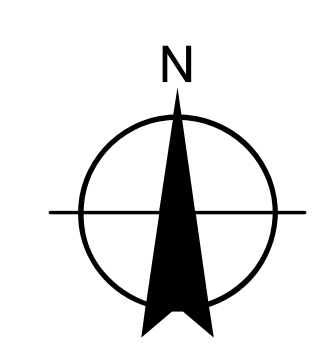
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234 Street Address

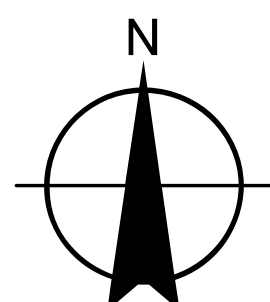
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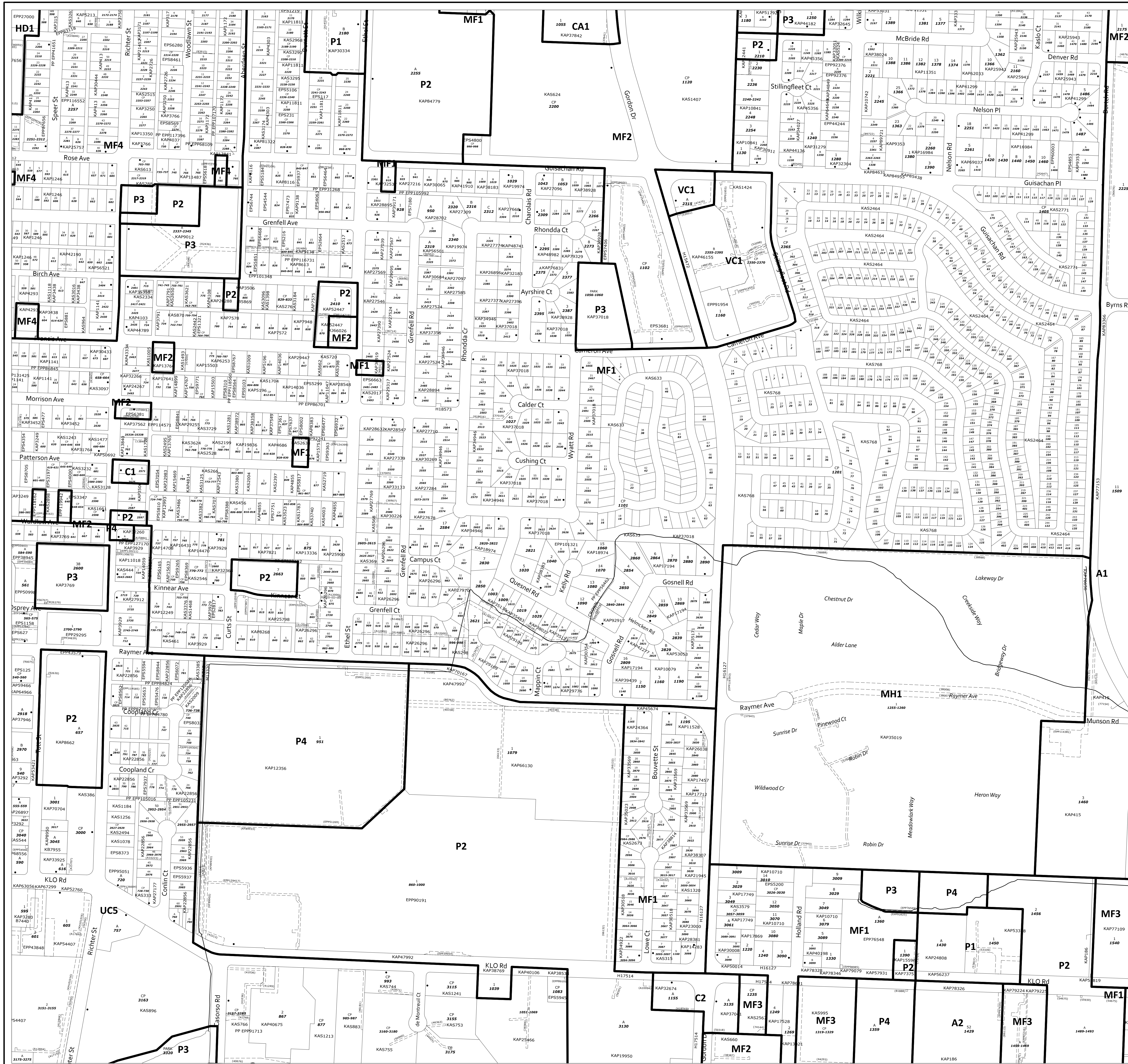
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234 Street Address

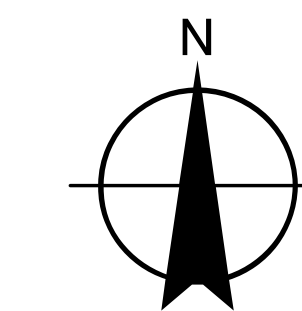
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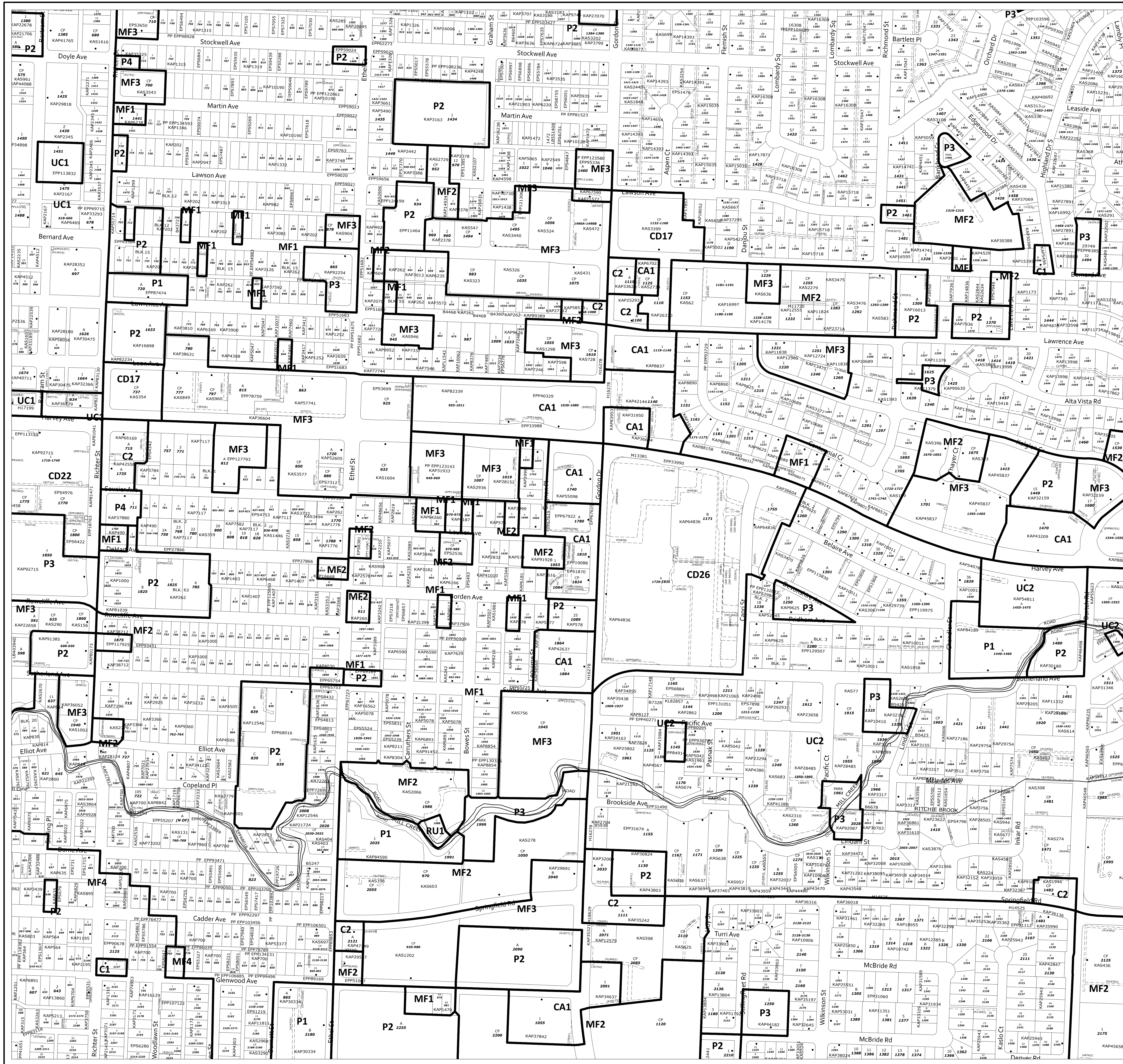


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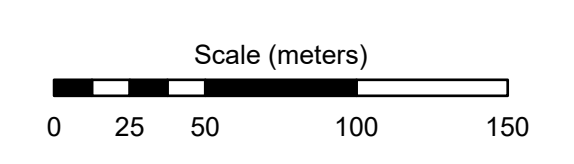
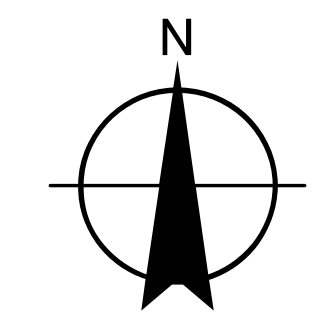
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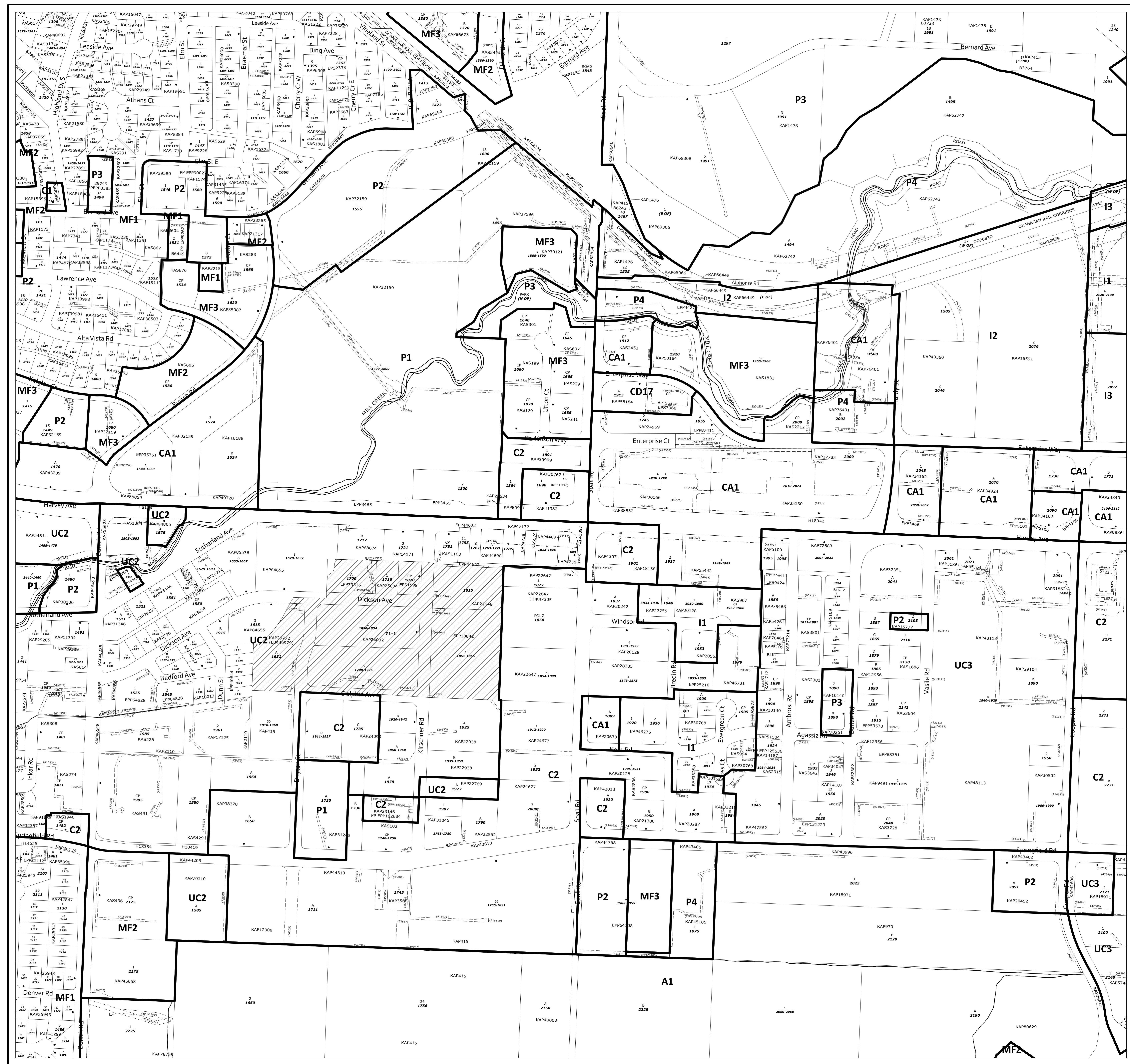
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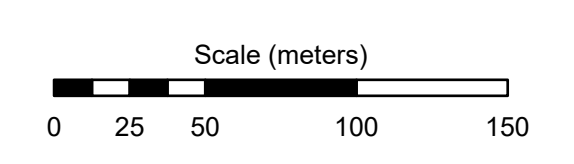
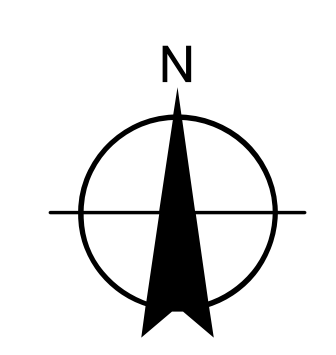
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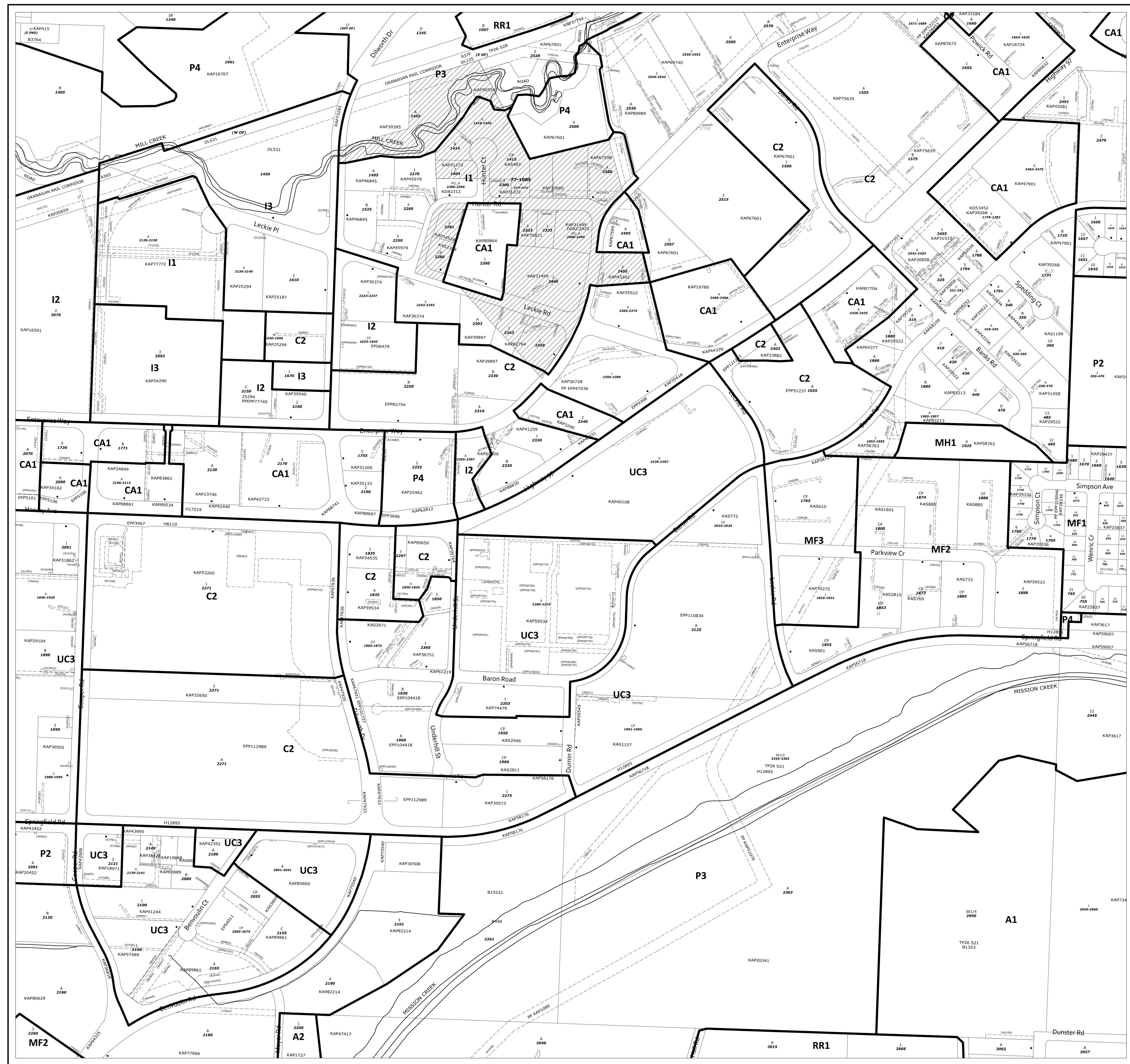
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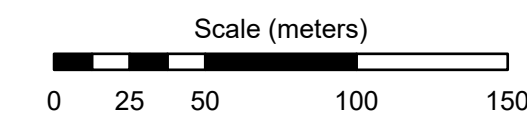
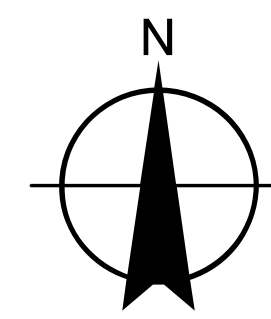
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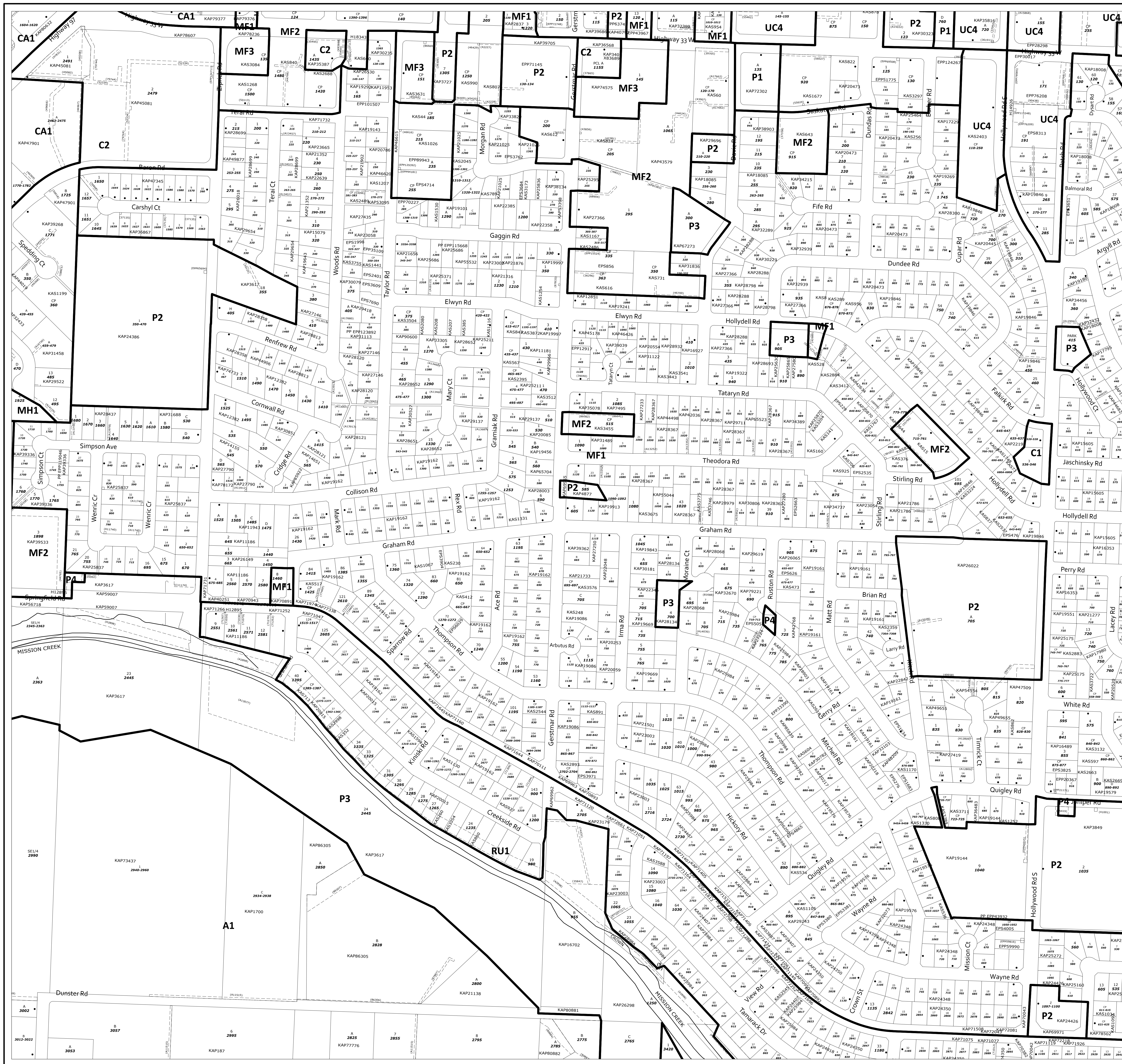
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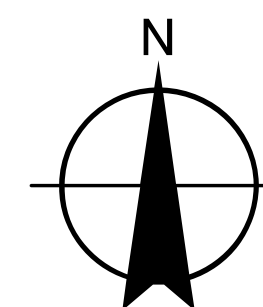
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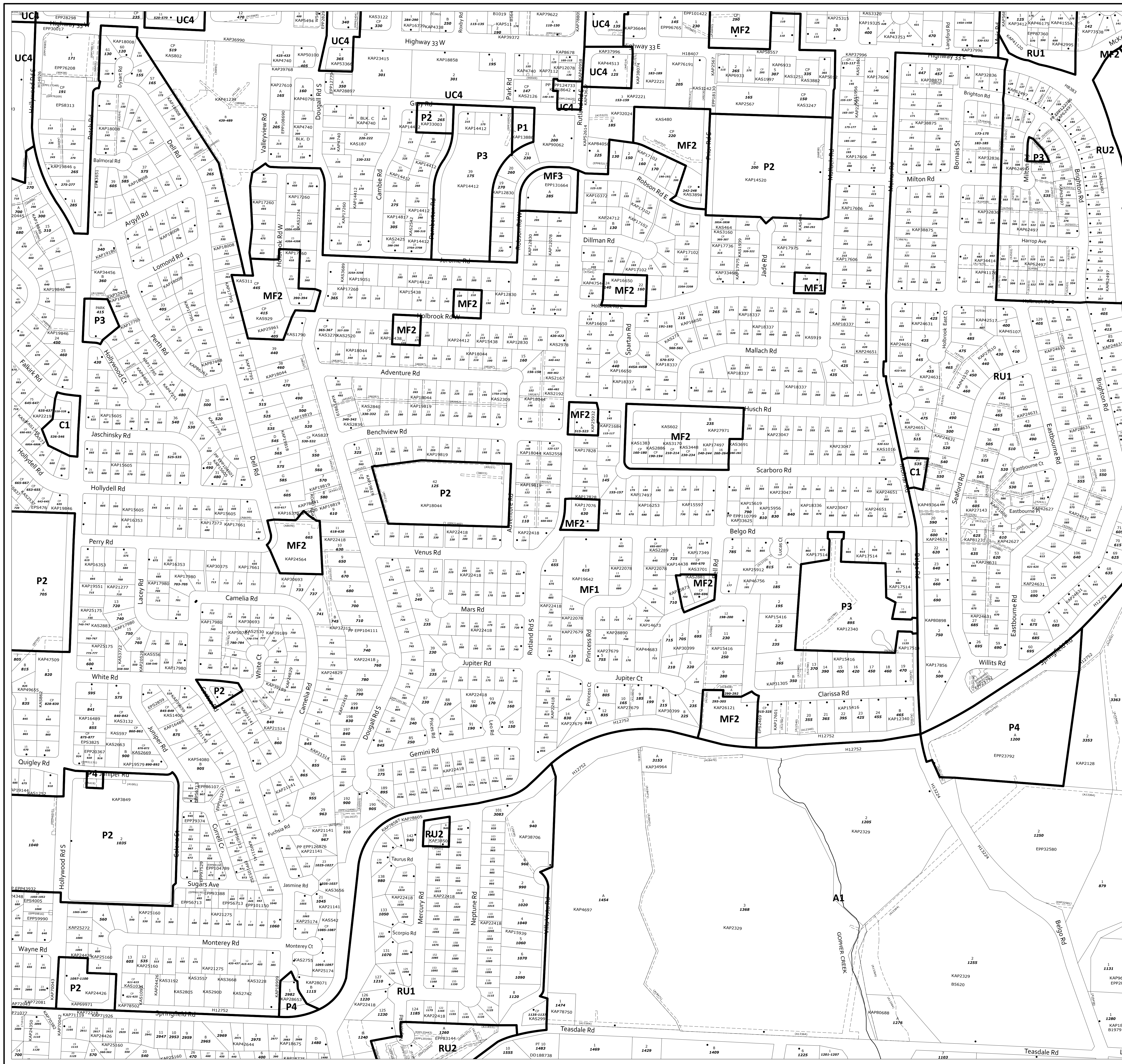


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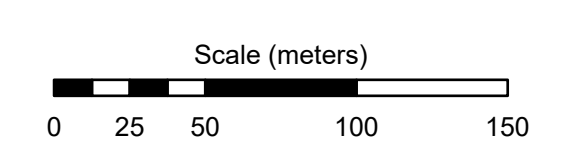
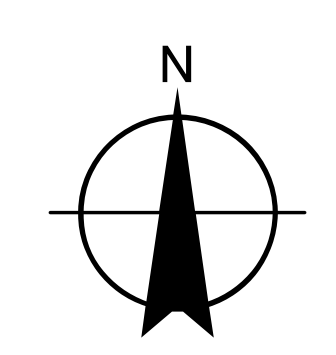
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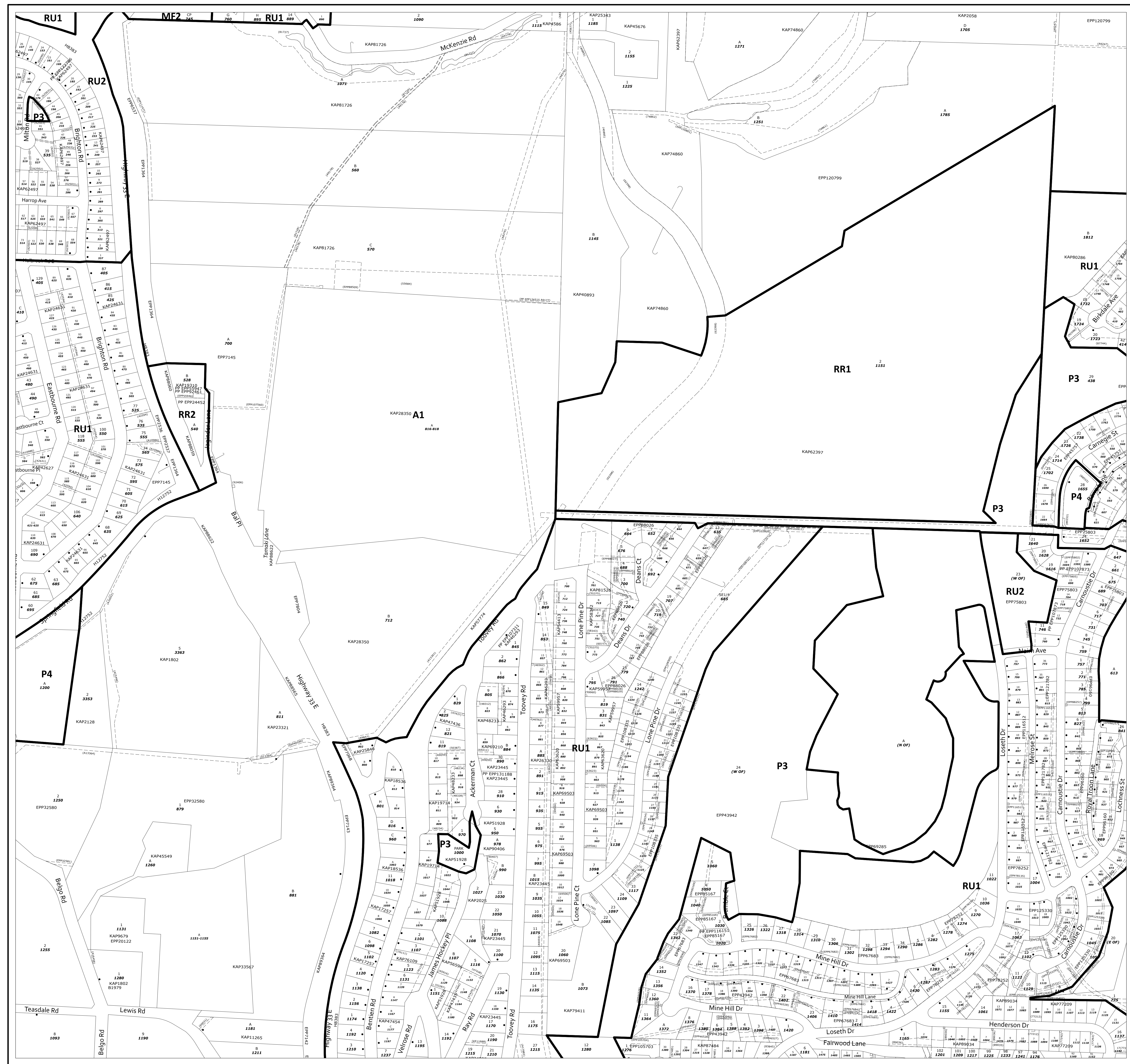
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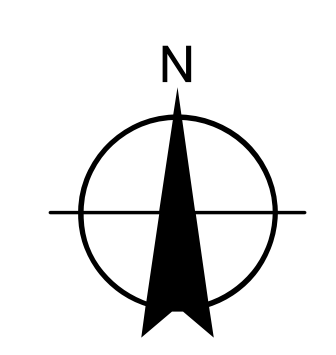
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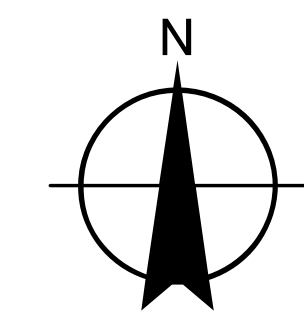
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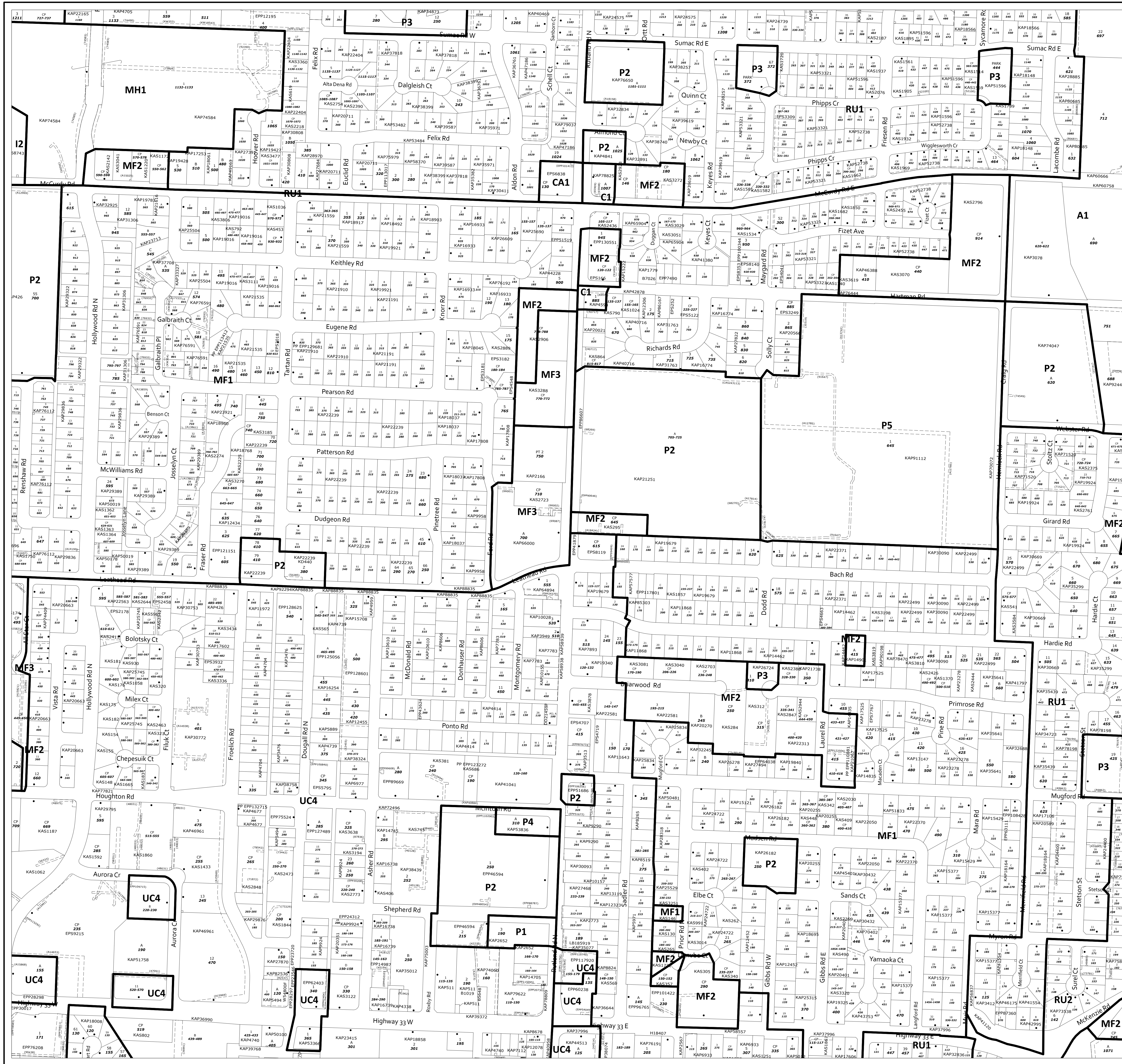


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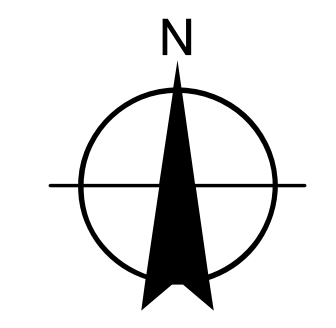
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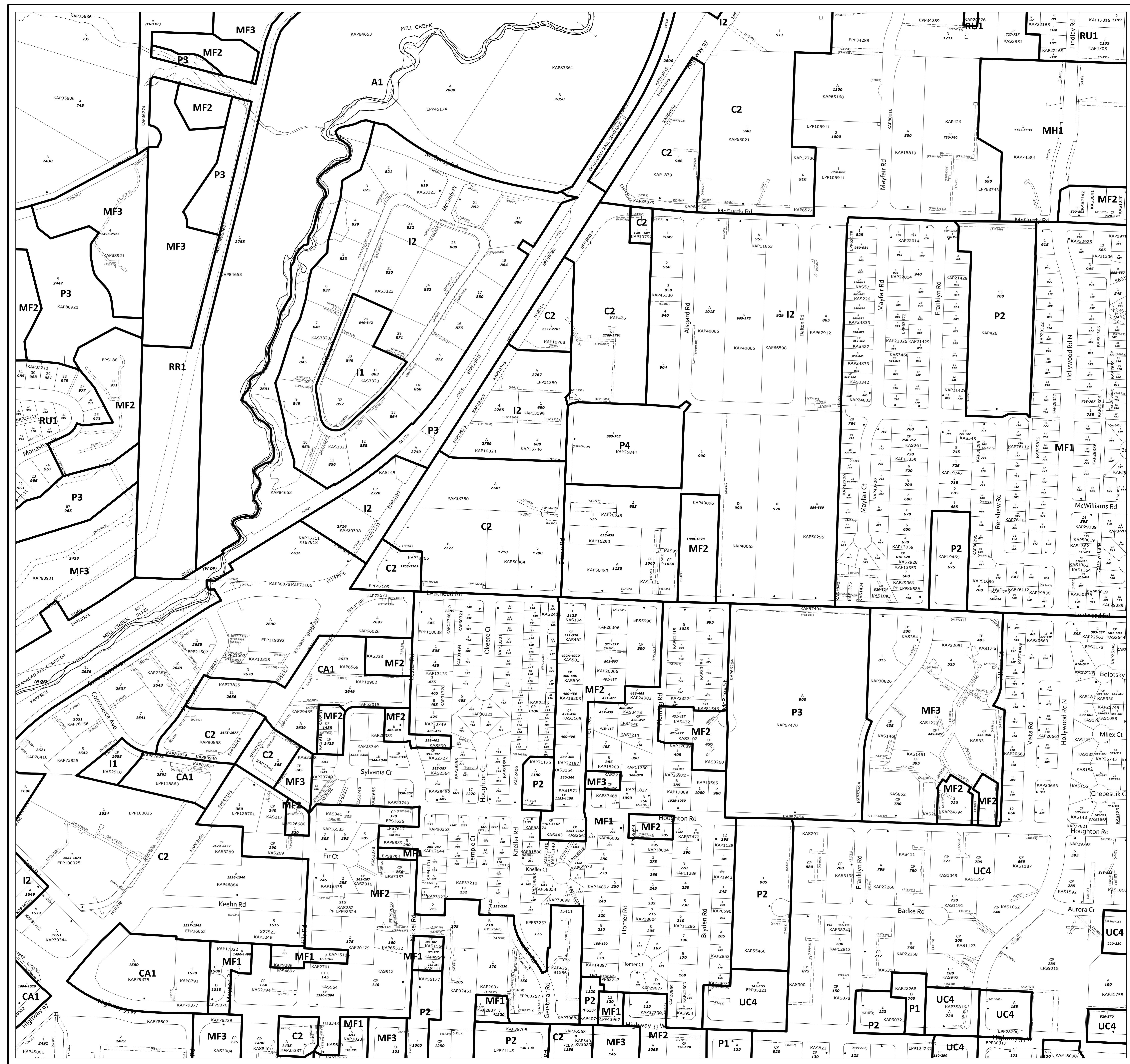
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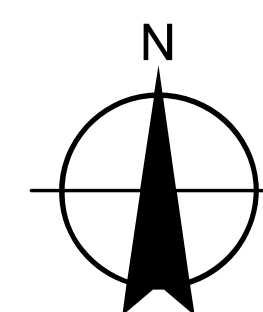
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No. 26-29

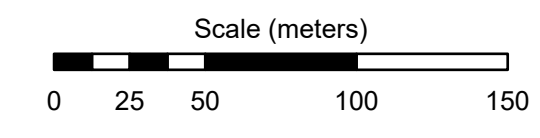
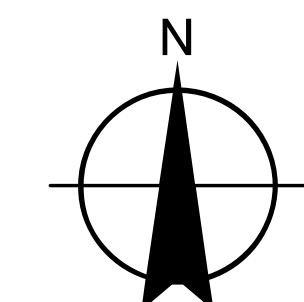
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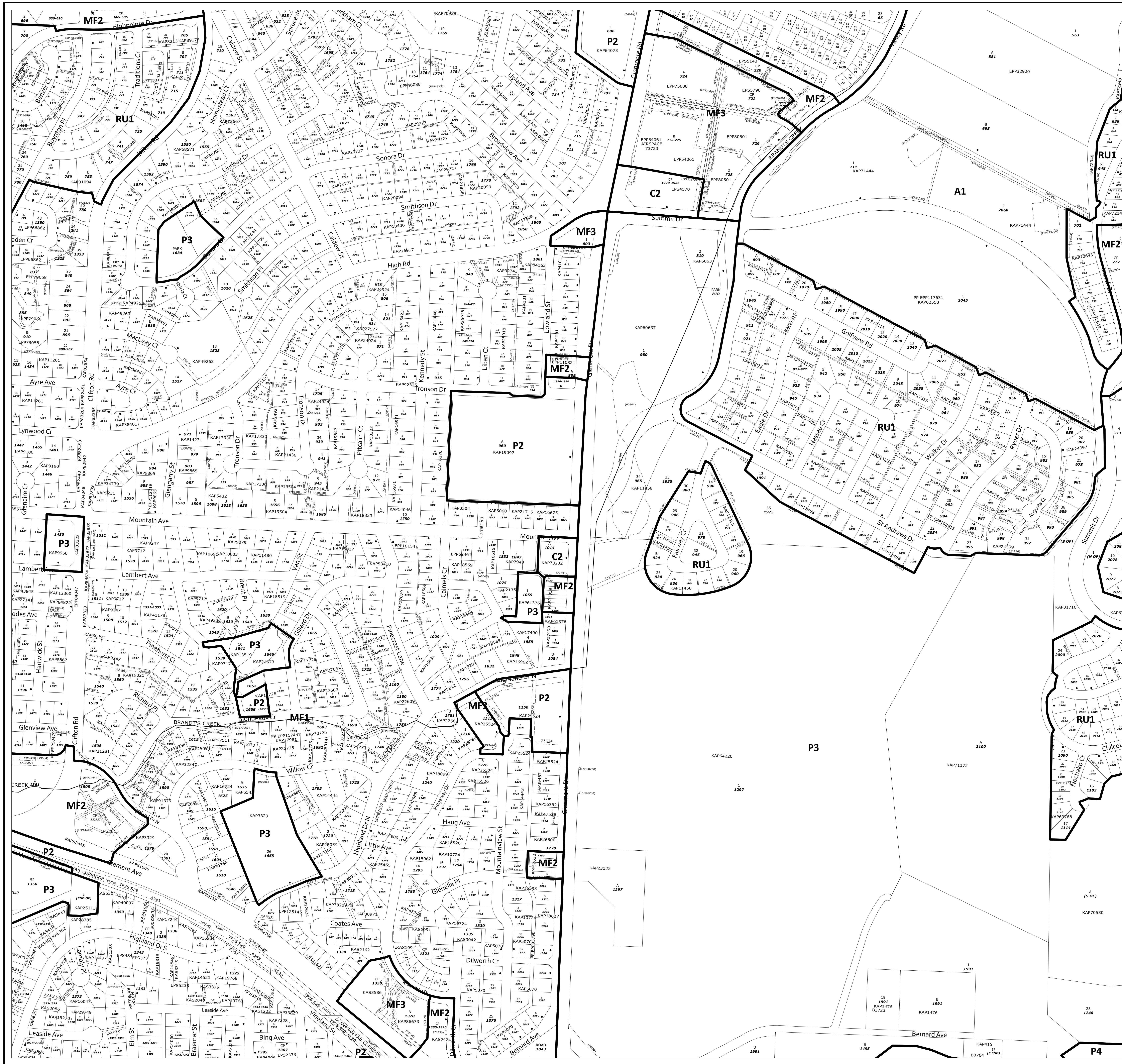


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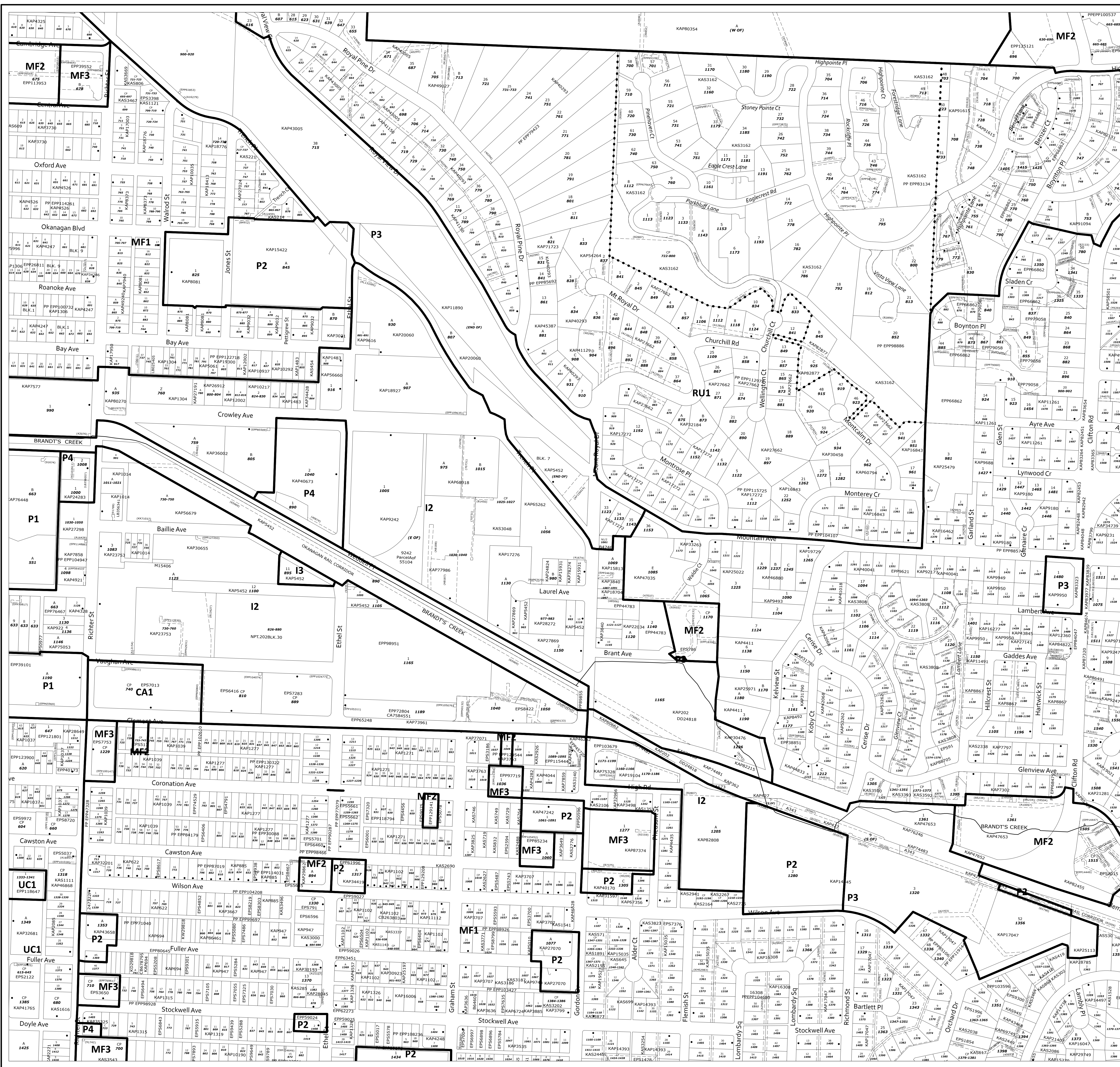
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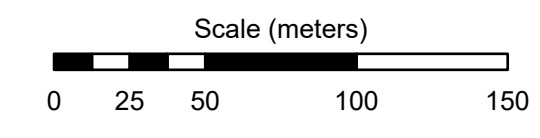
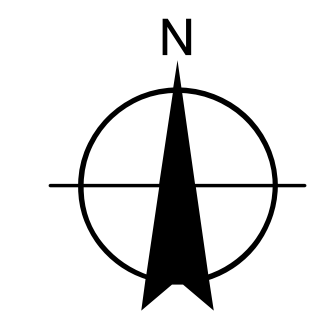
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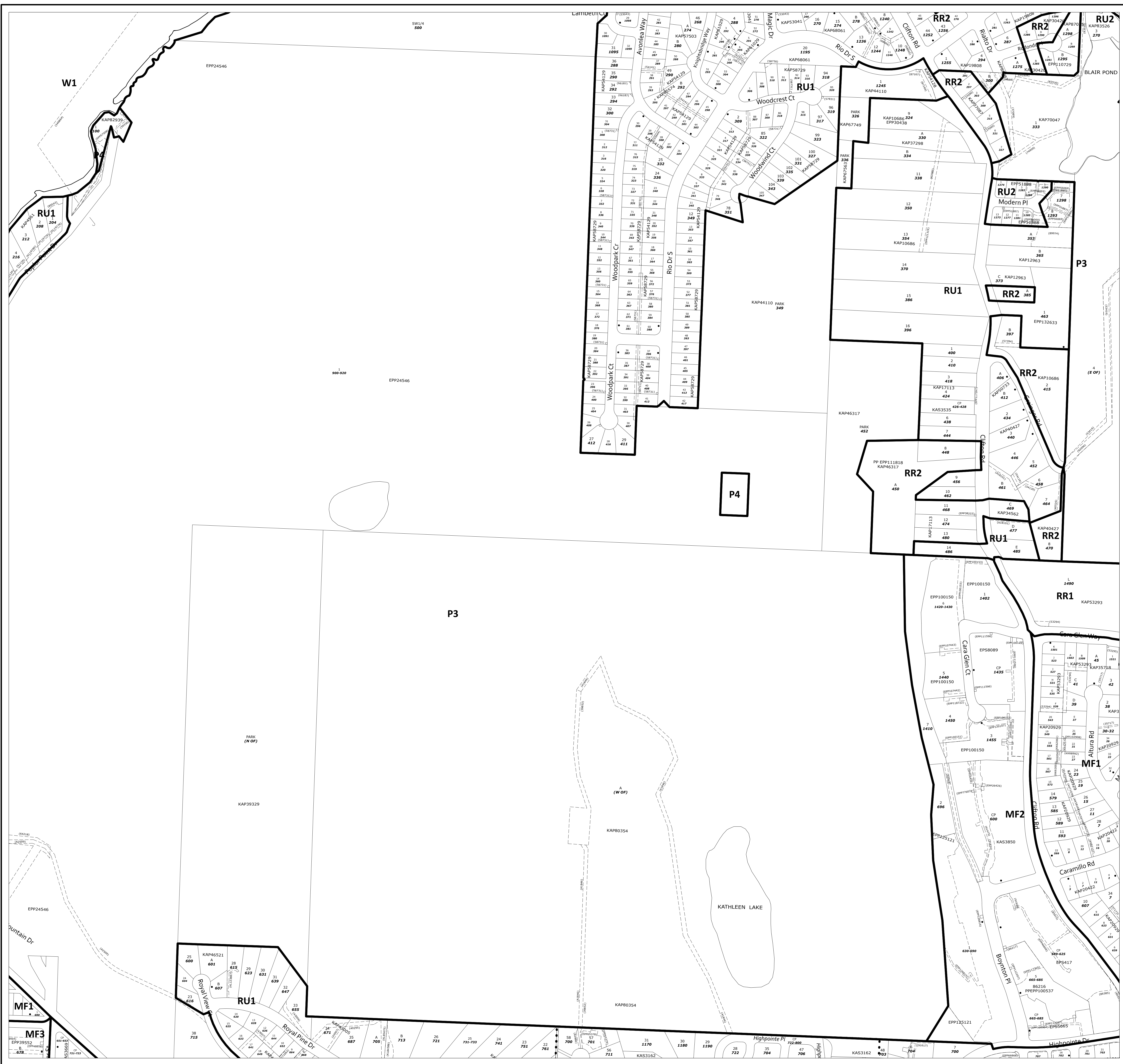


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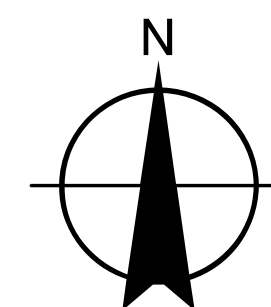
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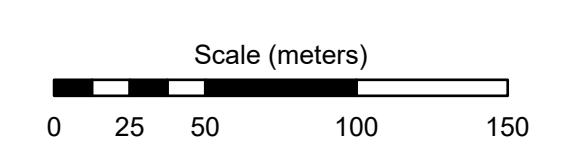
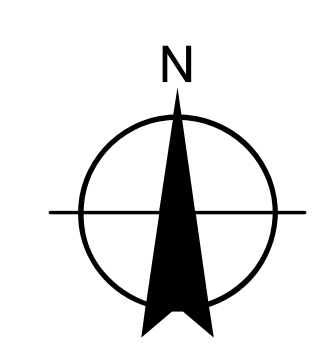
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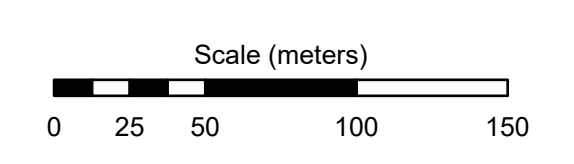
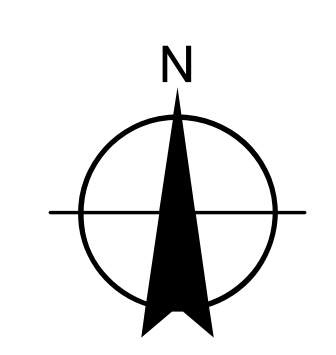
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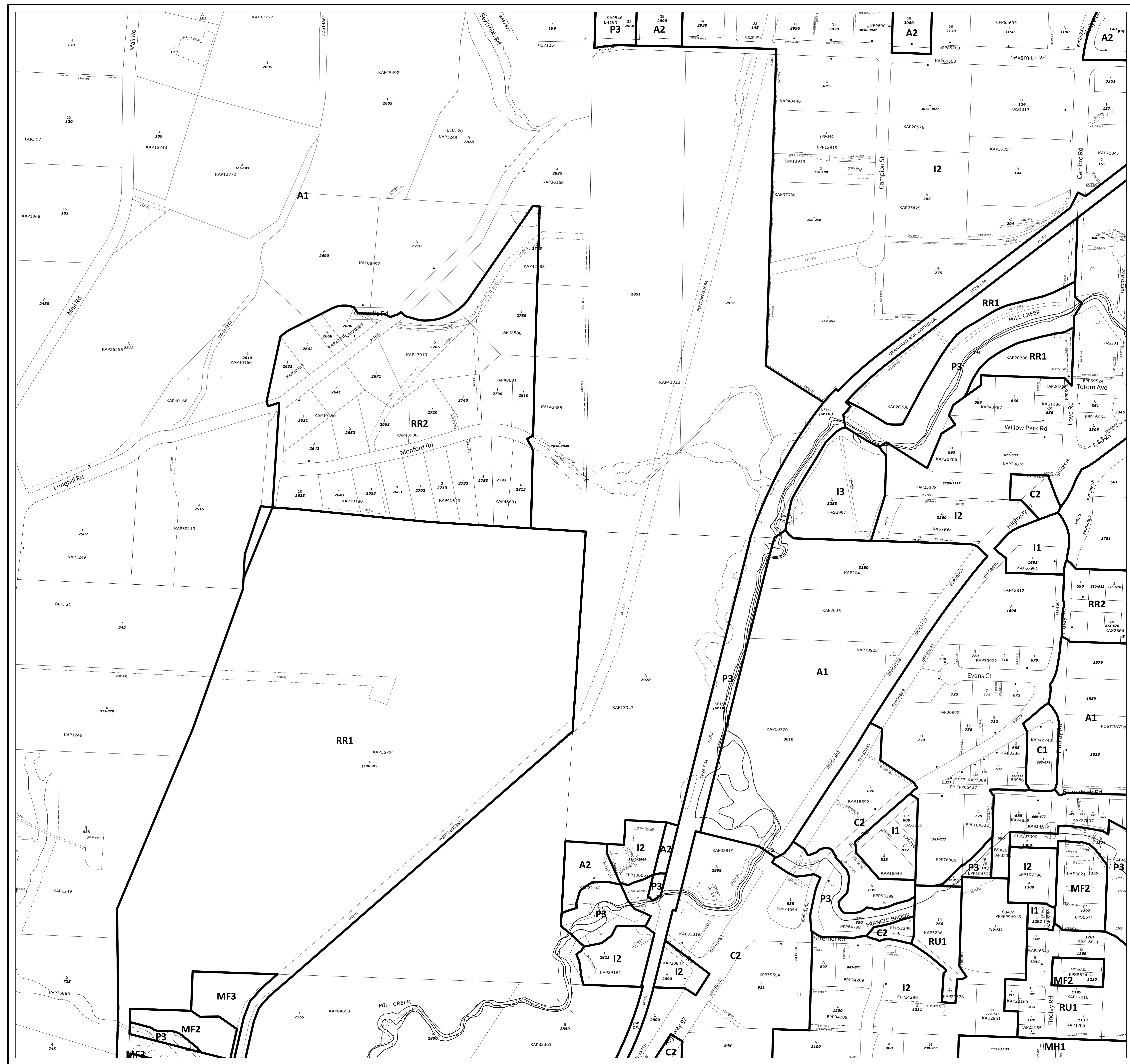


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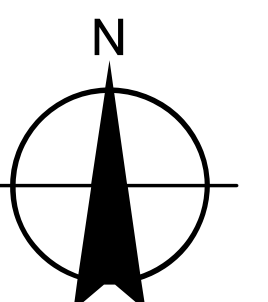
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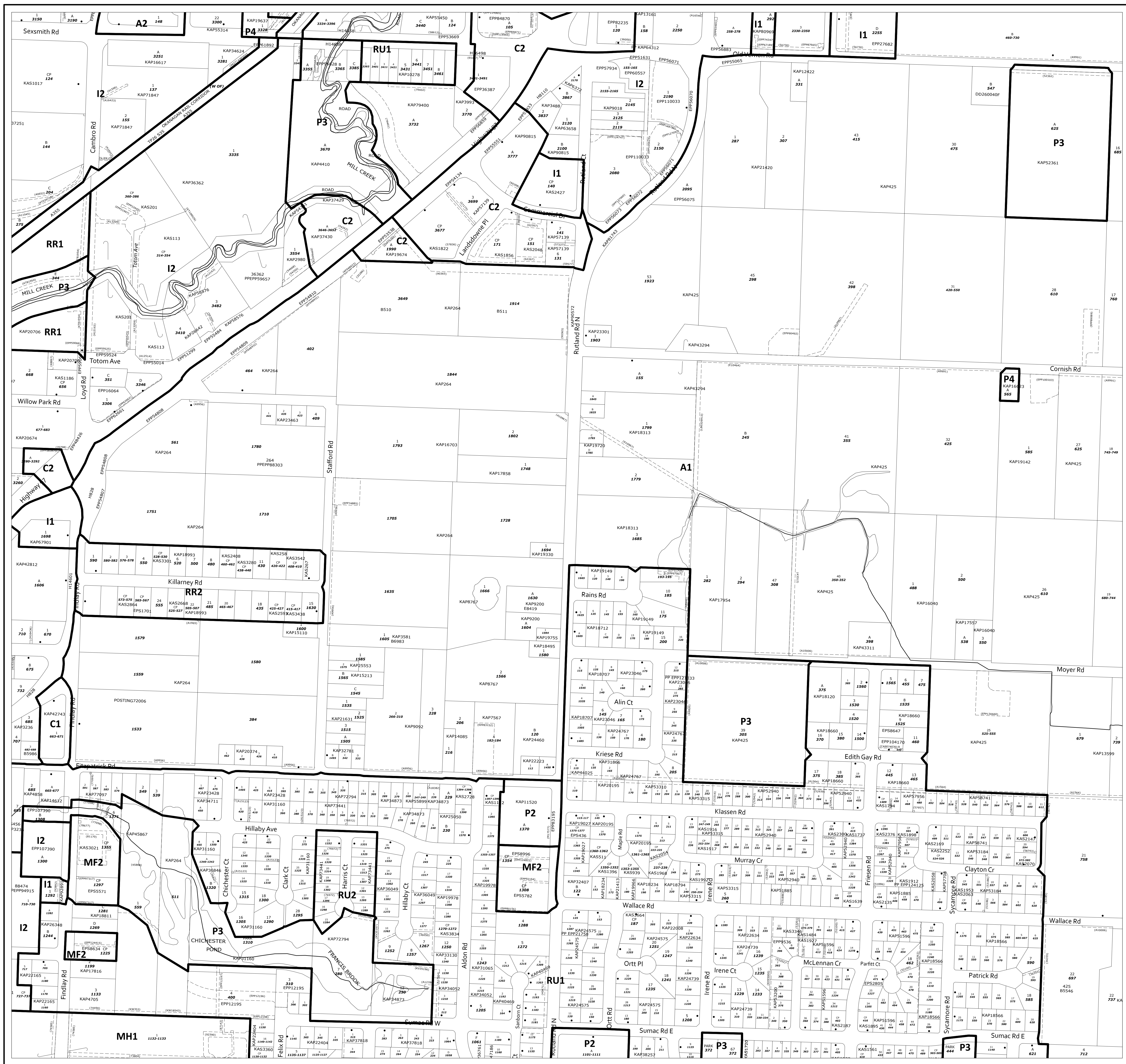


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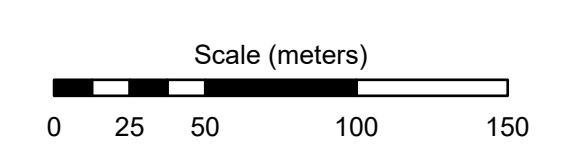
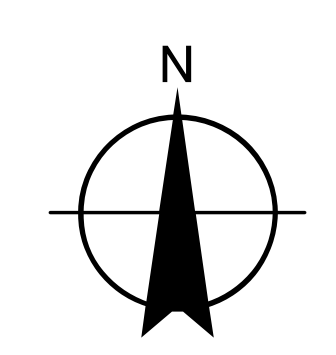
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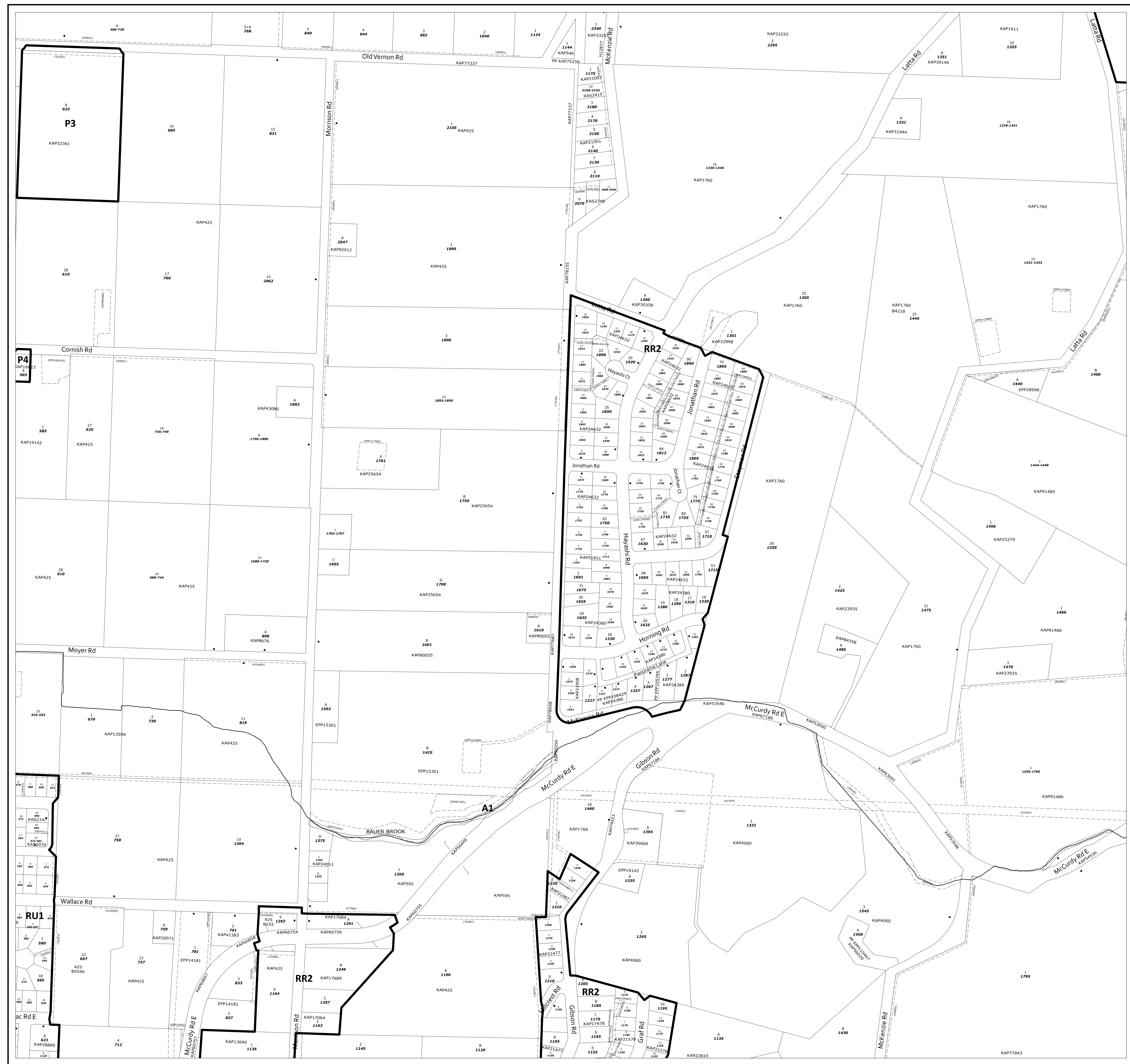
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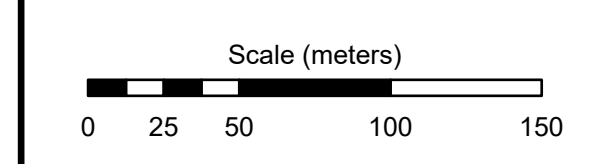
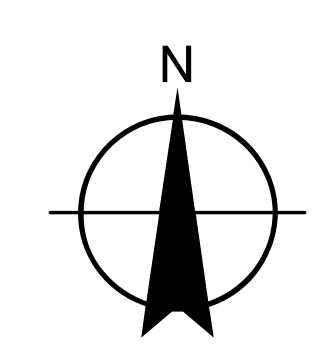
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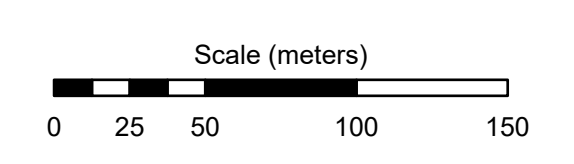
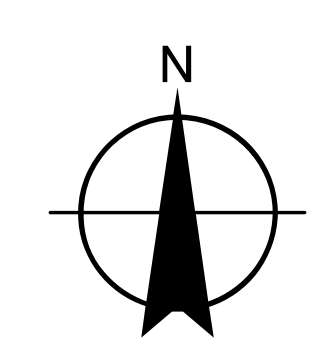
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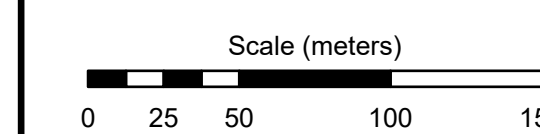
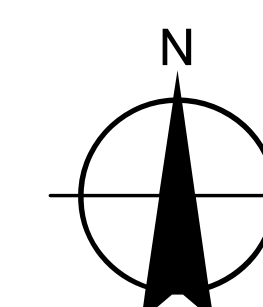
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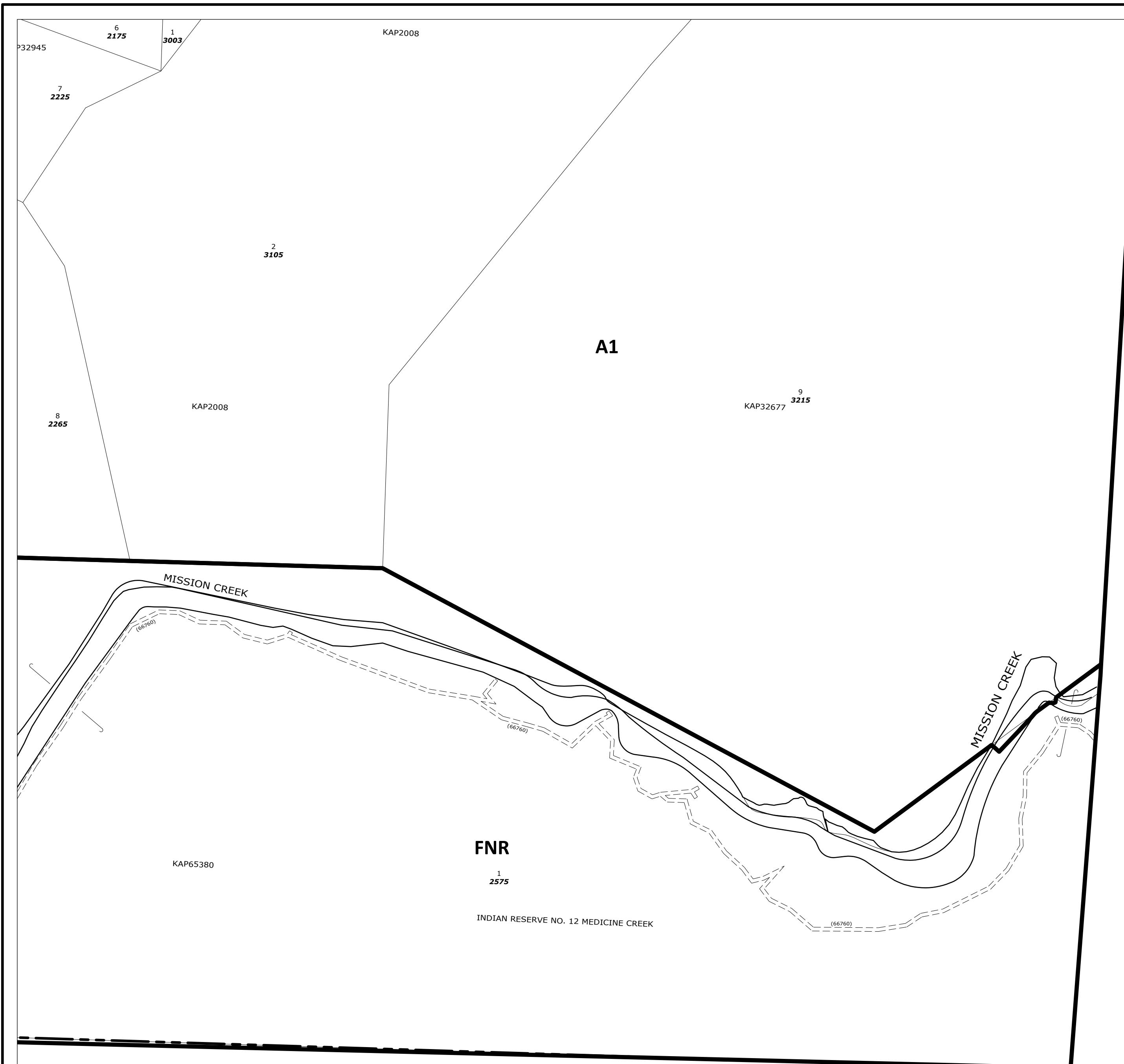
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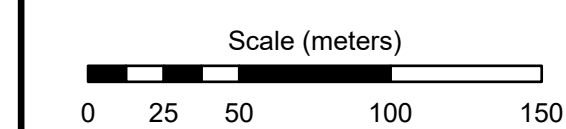
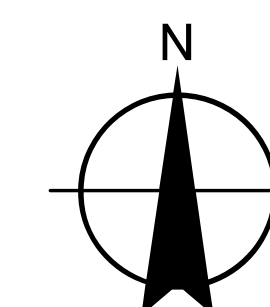
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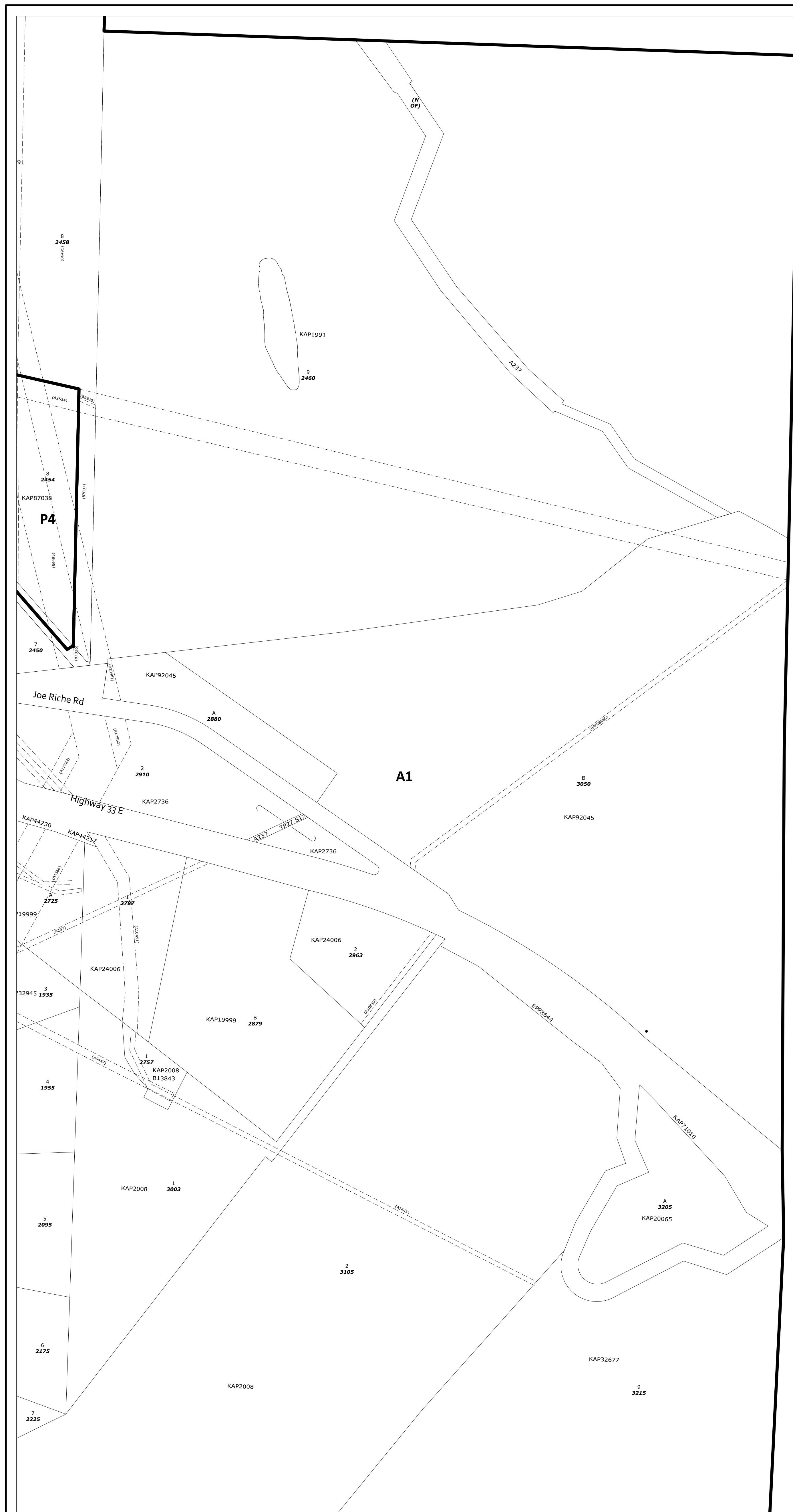



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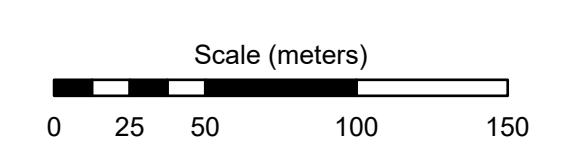
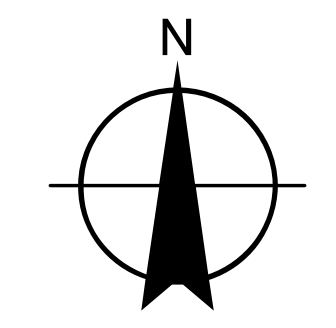
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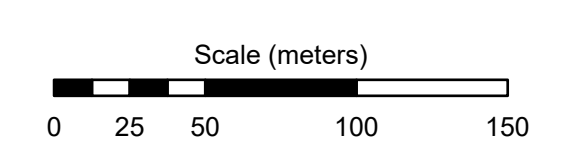
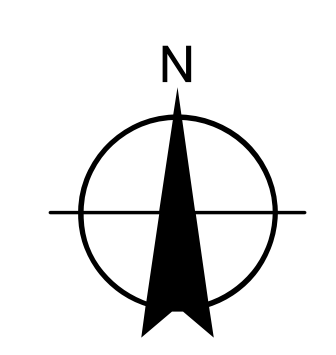
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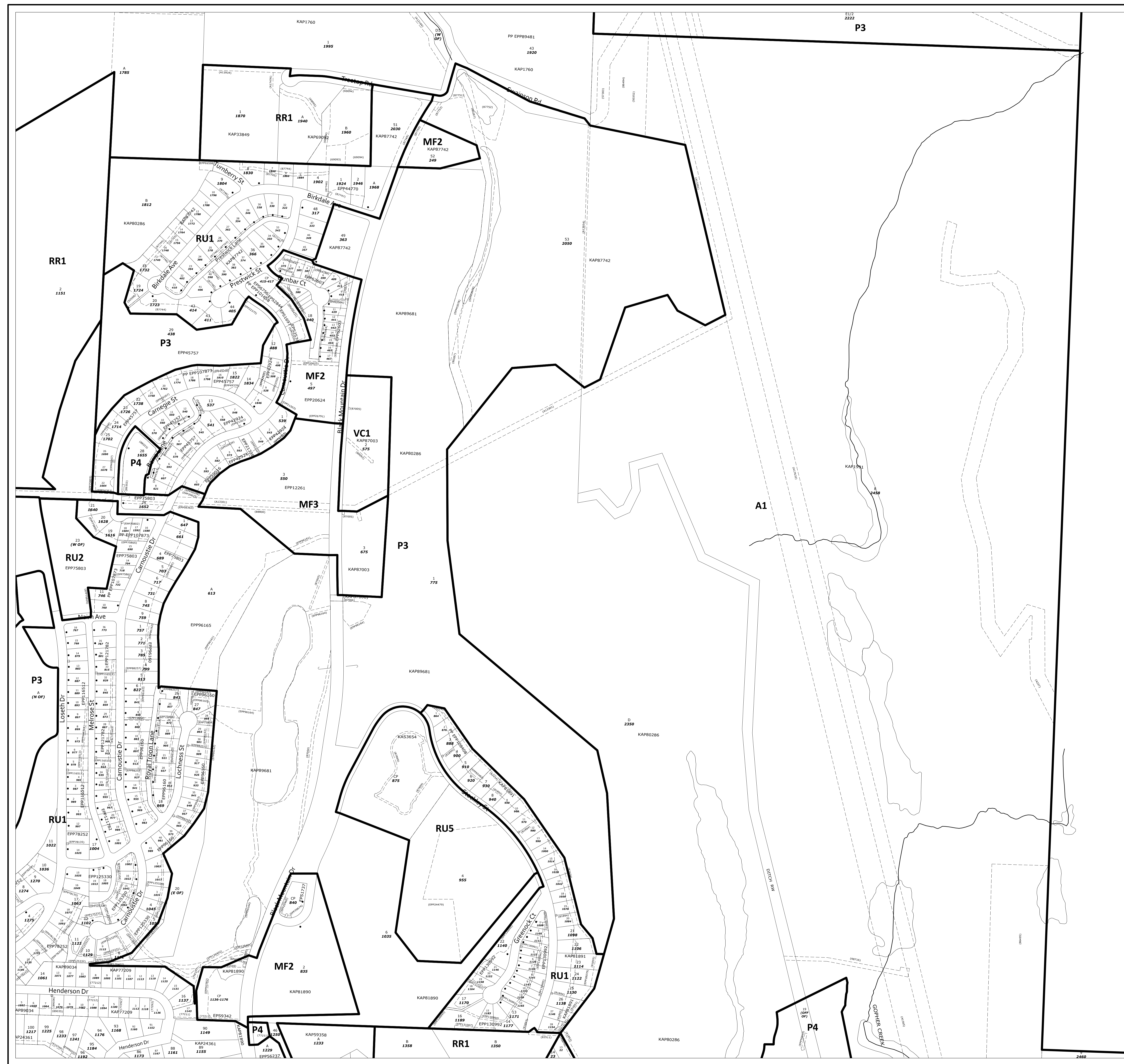
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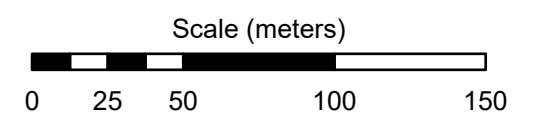
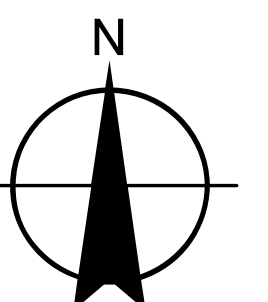
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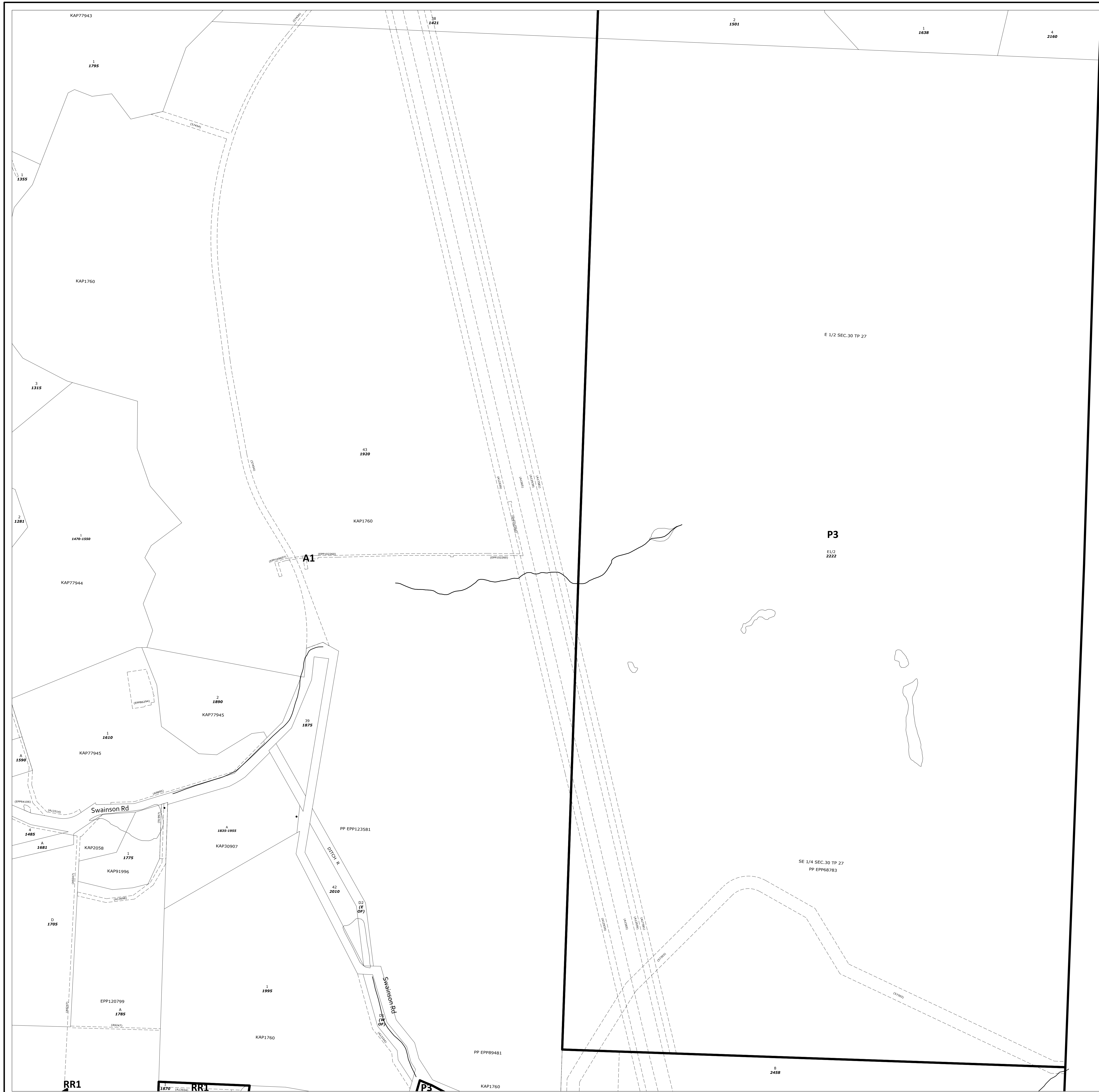
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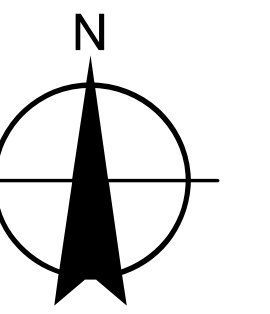
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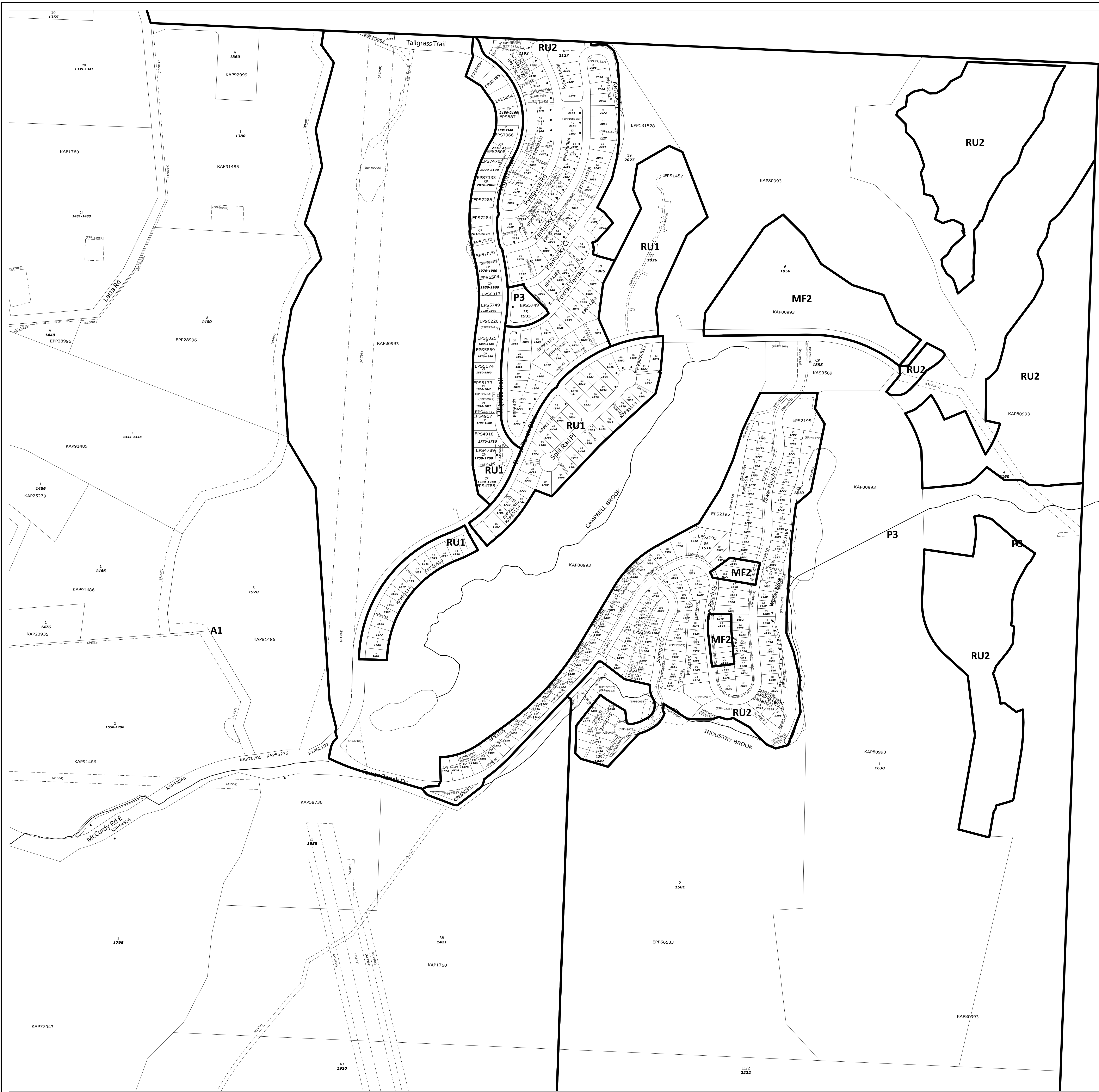


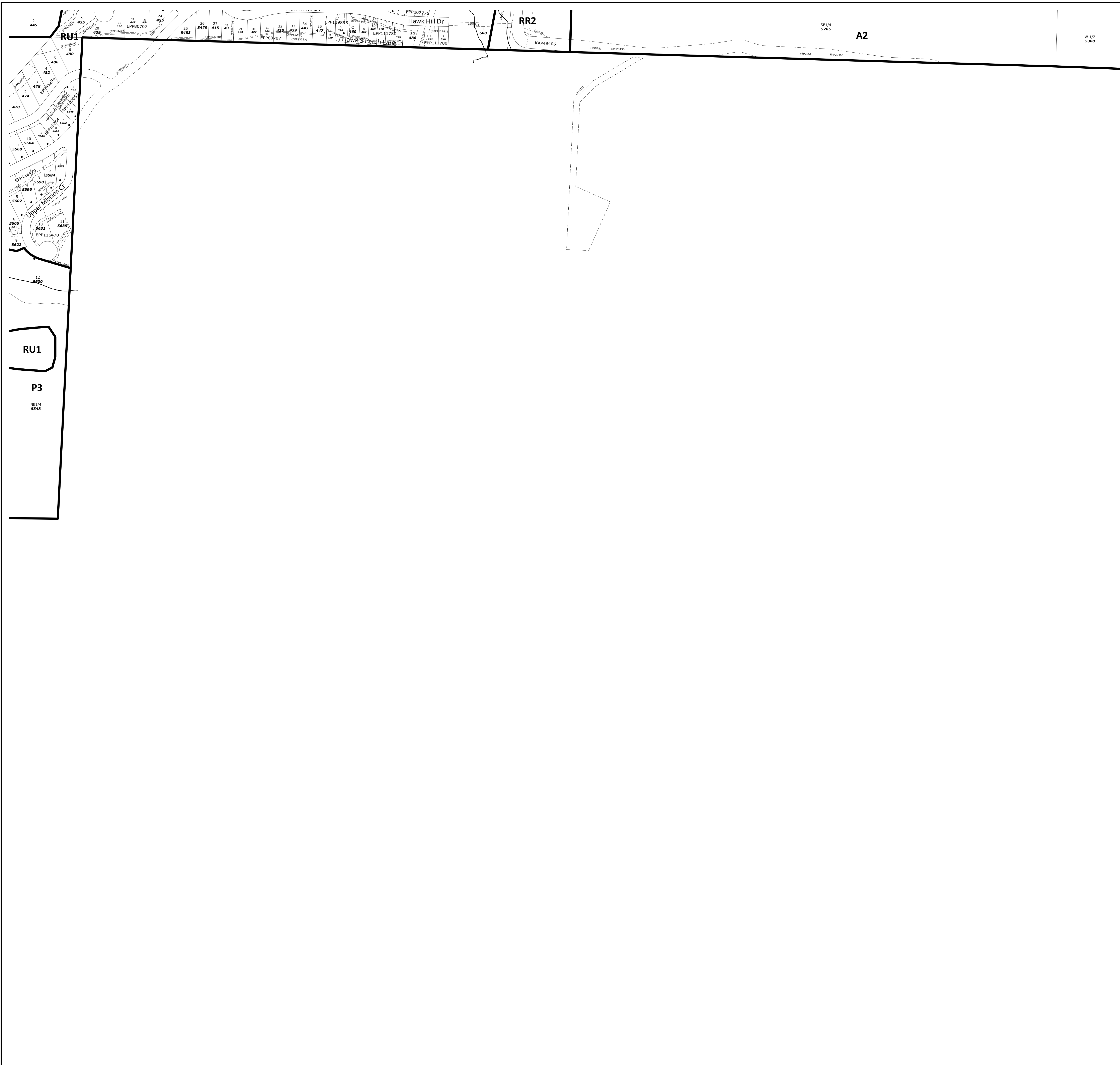
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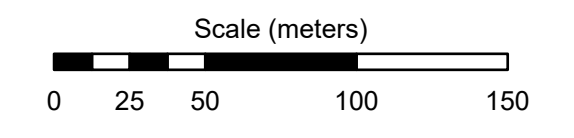
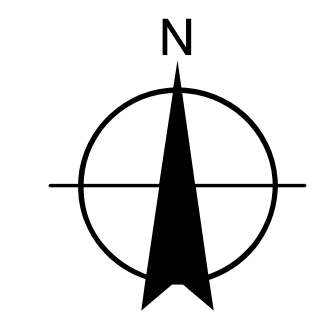
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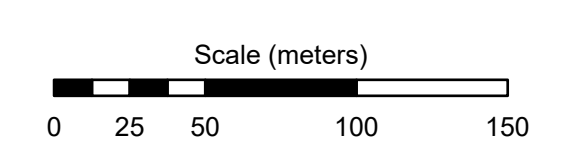
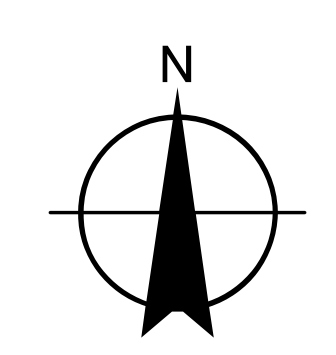
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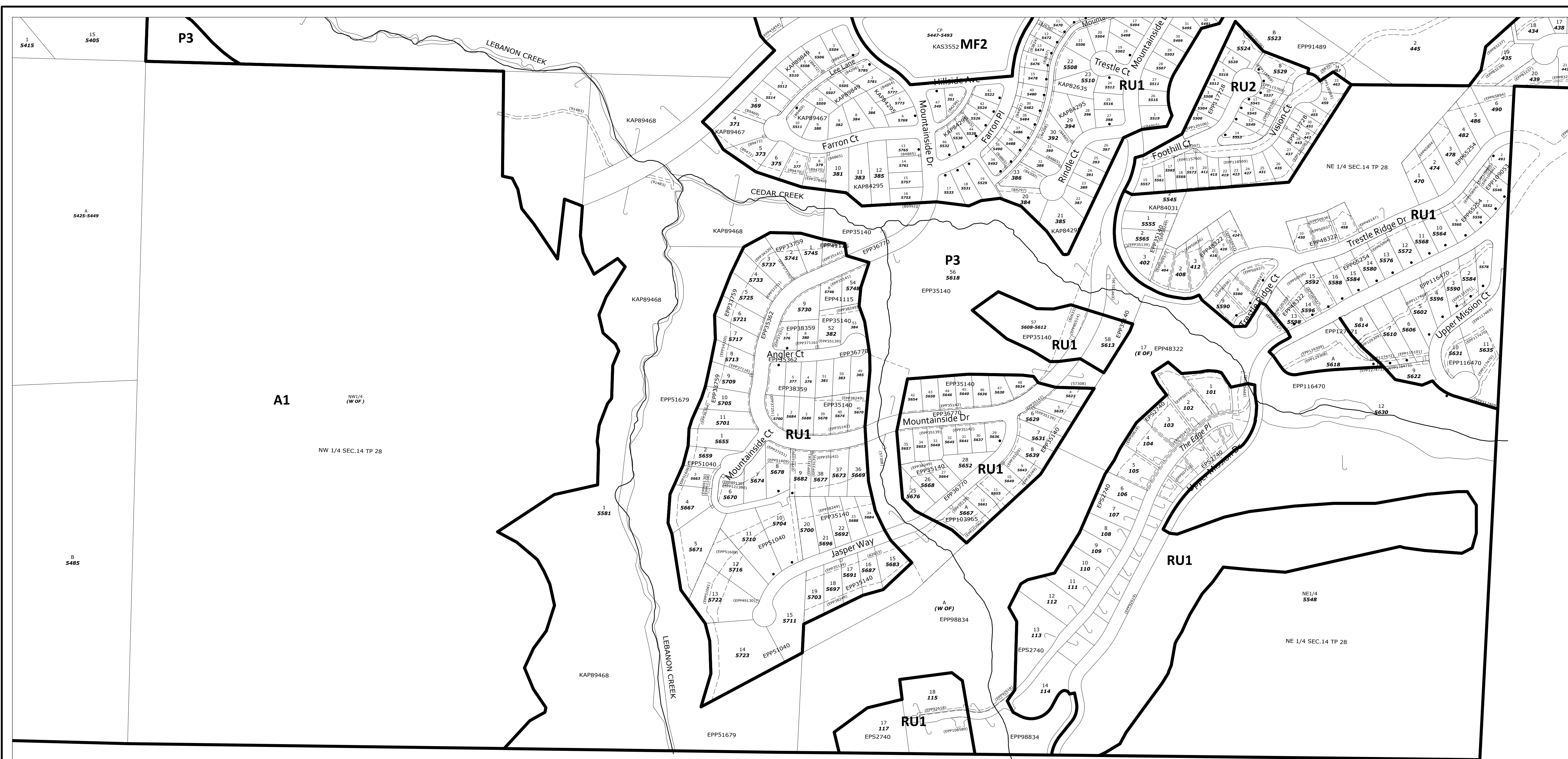


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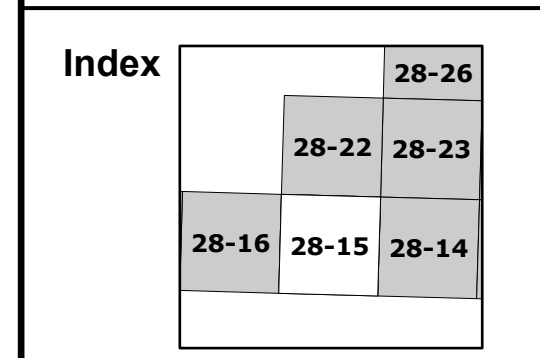


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Z24-0001

No. 28-15



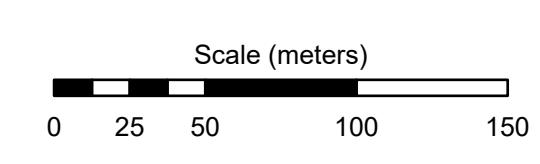
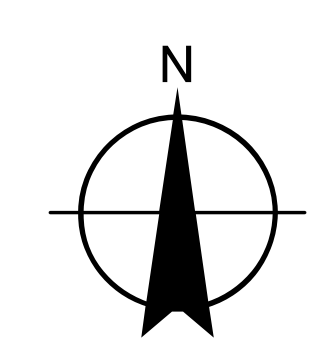
Legend

- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary

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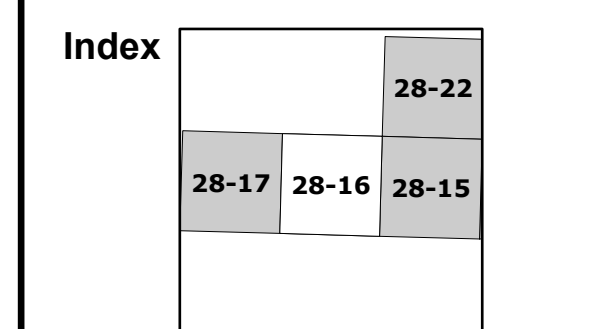
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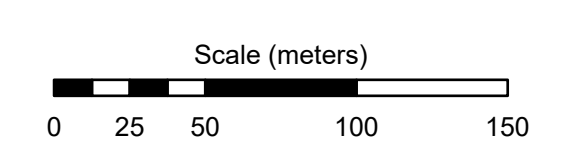
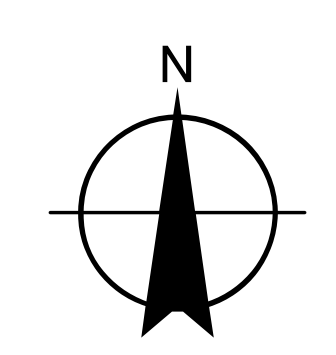


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- ADDRESSES**
- 10 Lot Number
 - 234 Street Address
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 - City Boundary

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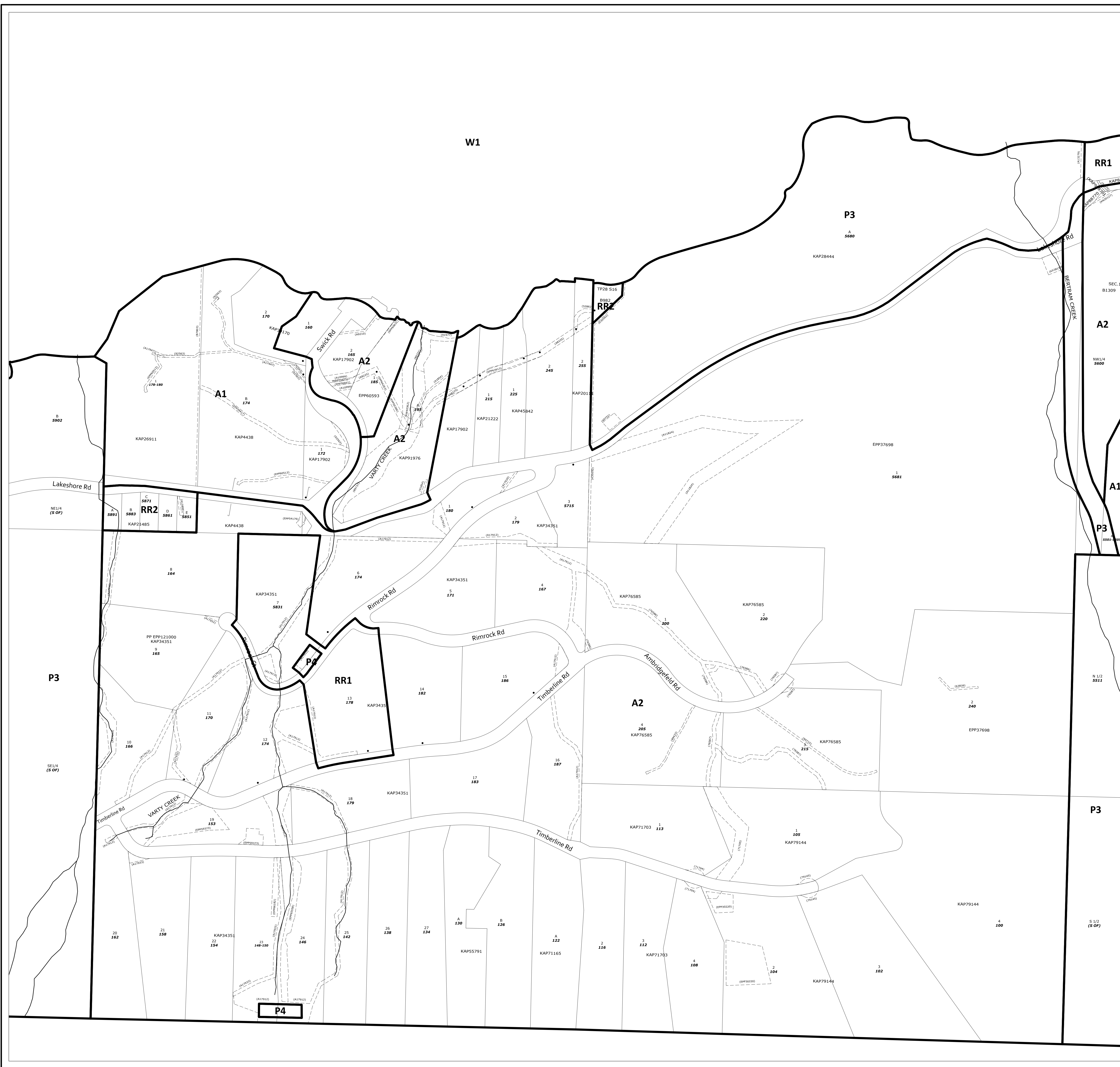



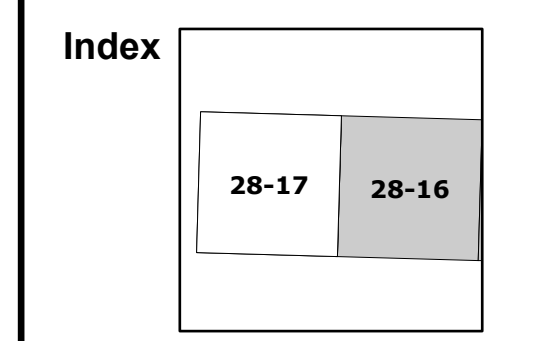
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Legend

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10 Lot Number
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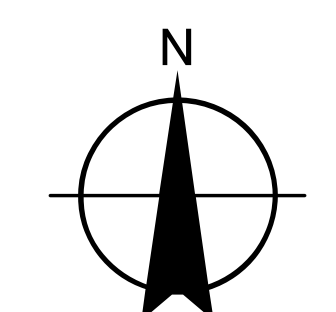
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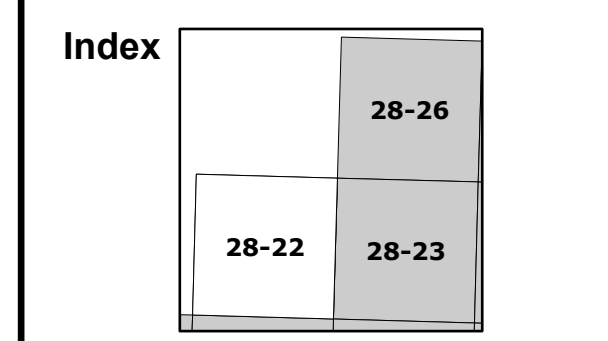
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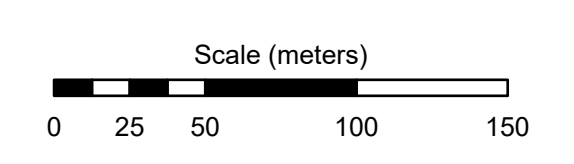
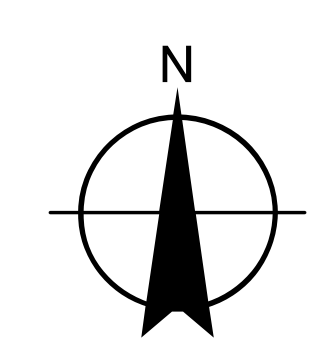


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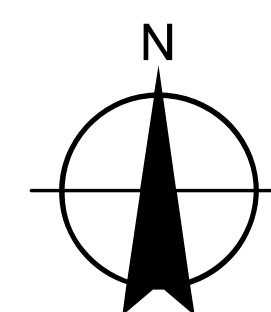
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234 Street Address

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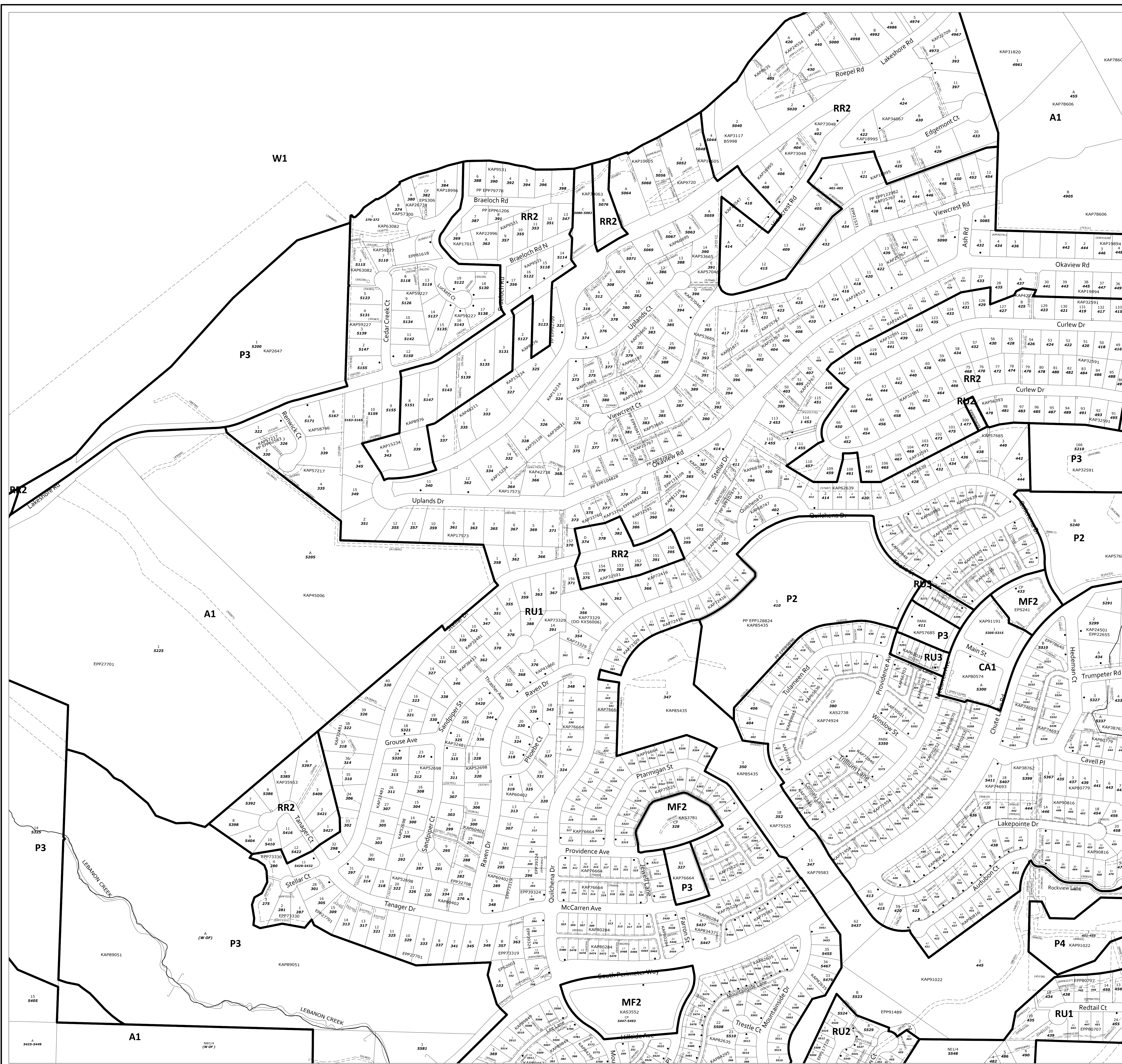
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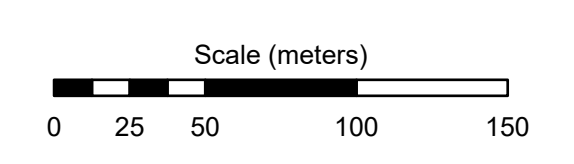
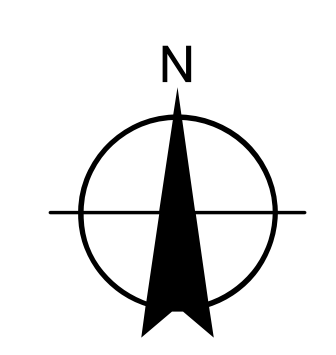
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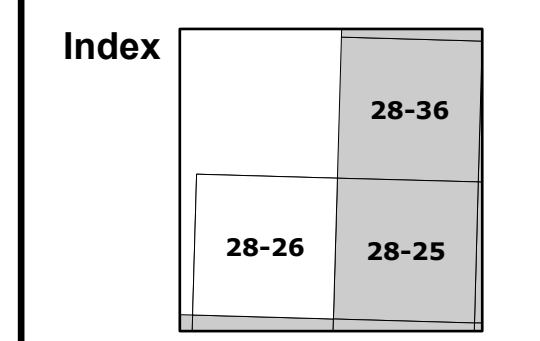


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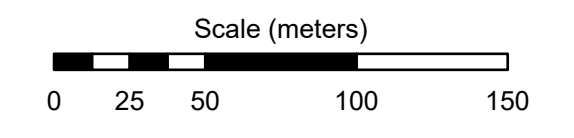
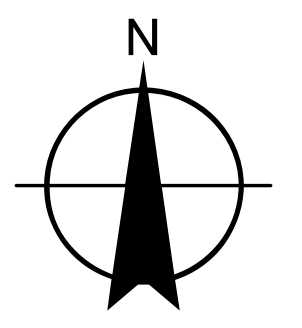
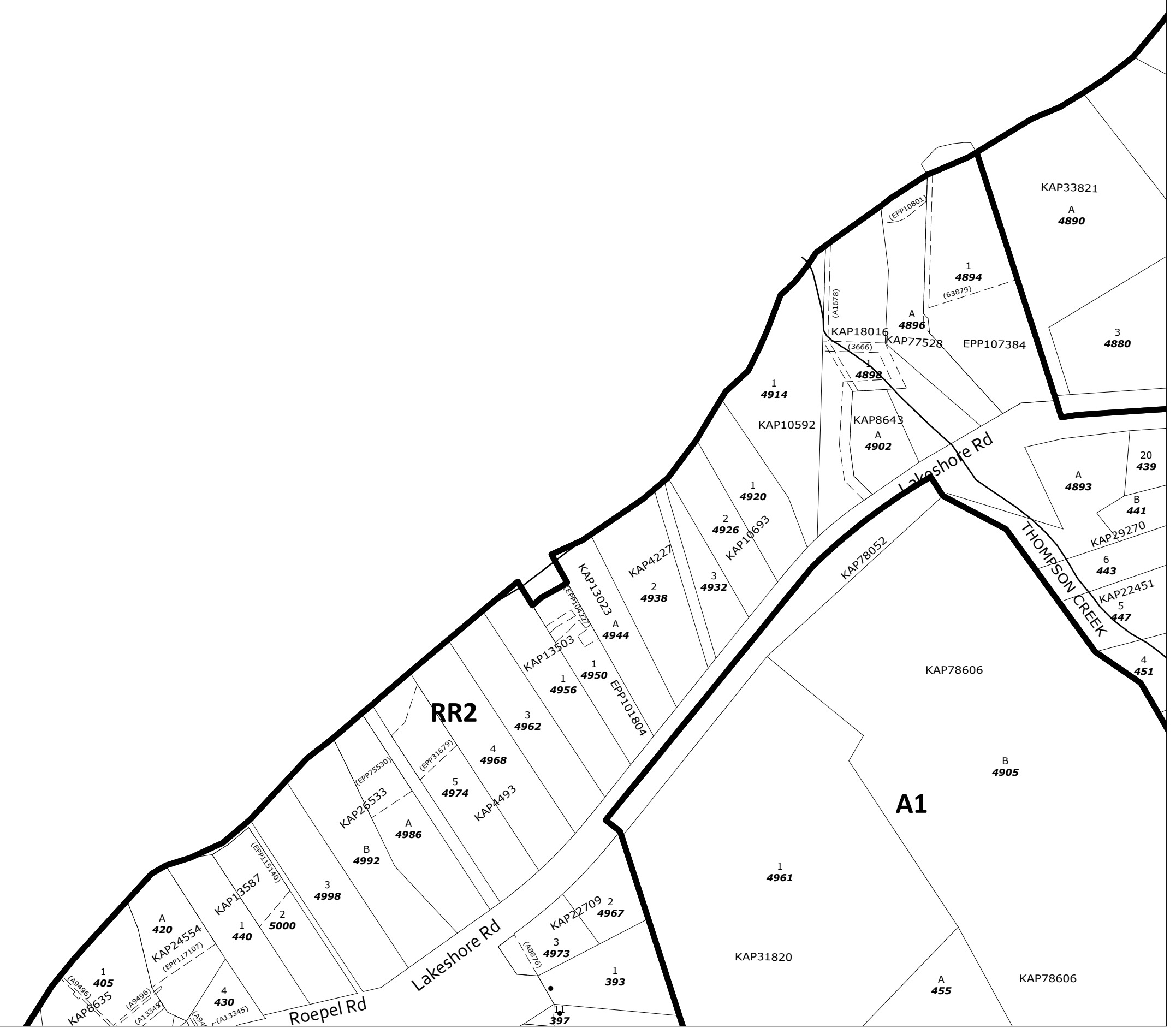
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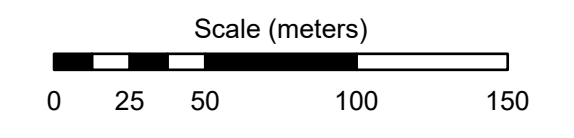
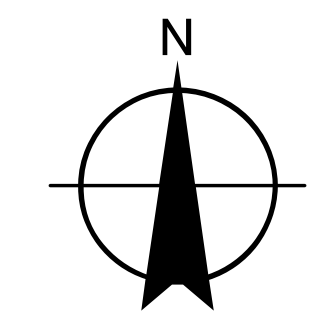
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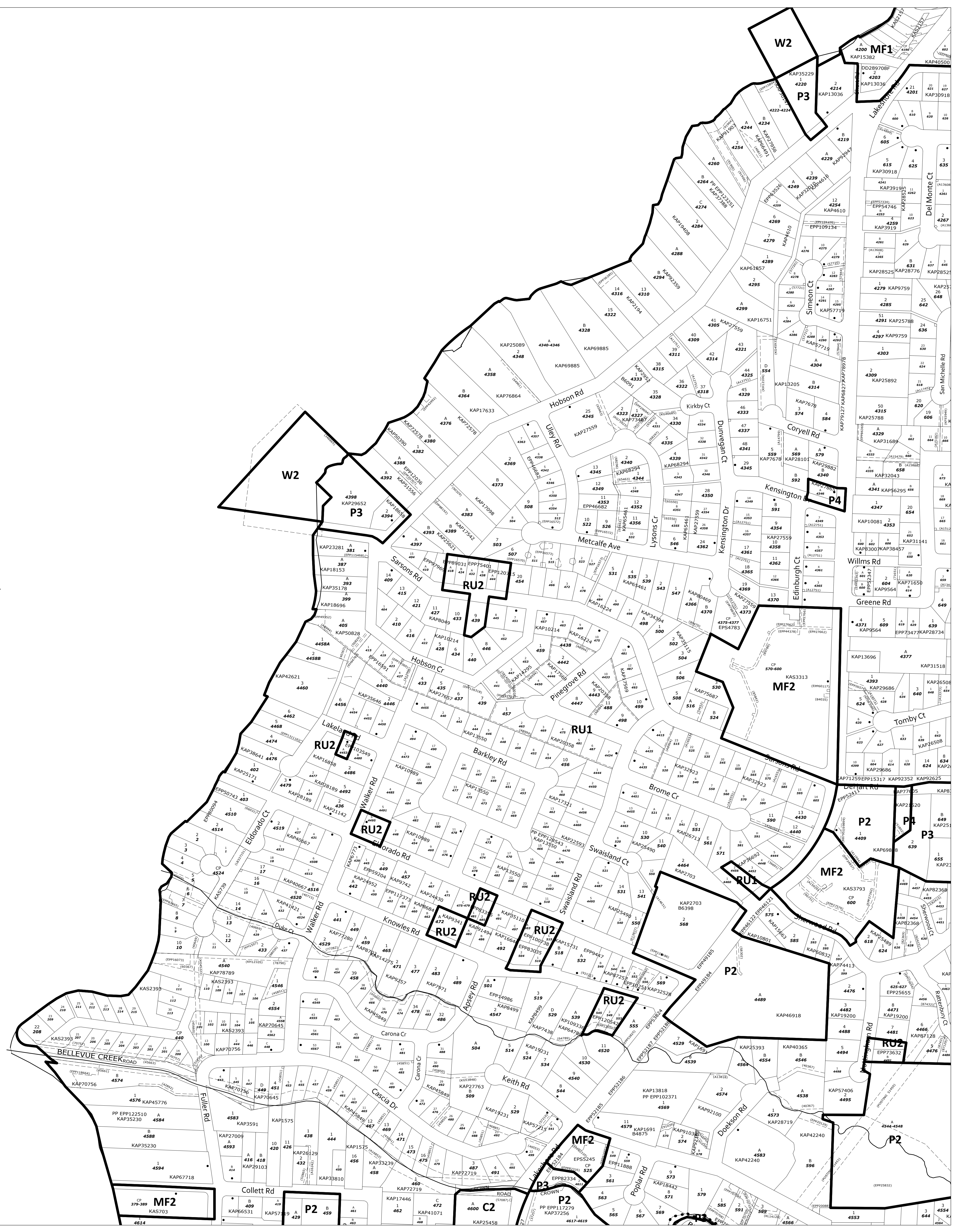
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MF1

W2

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RU2

RU1

MF2

MF2

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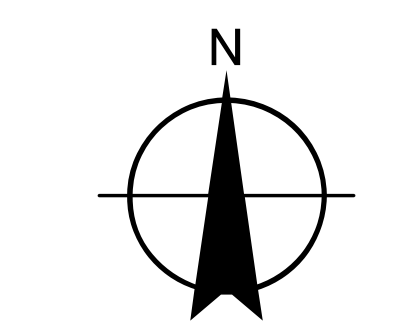
10 Lot Number
234 Street Address

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Scale (meters)
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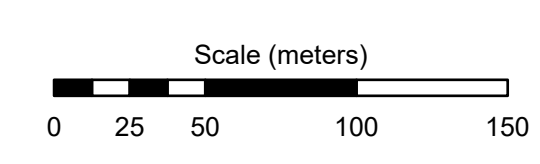
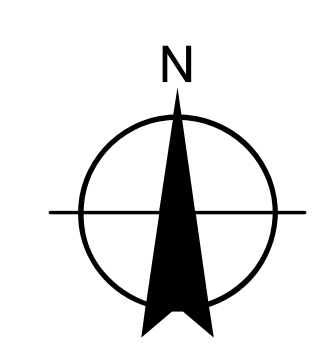
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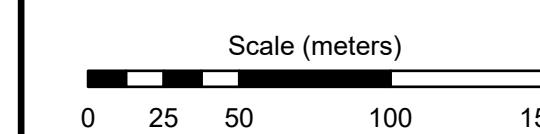
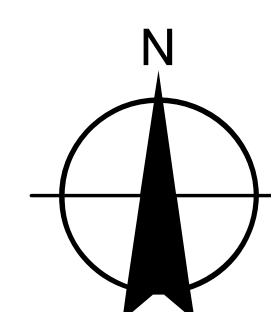
Indicates Address
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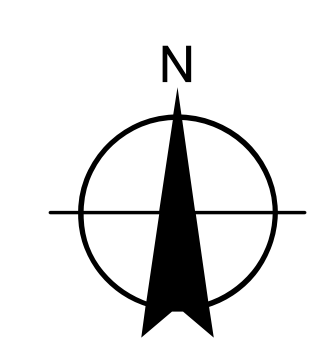
Indicates Address Fronting Street

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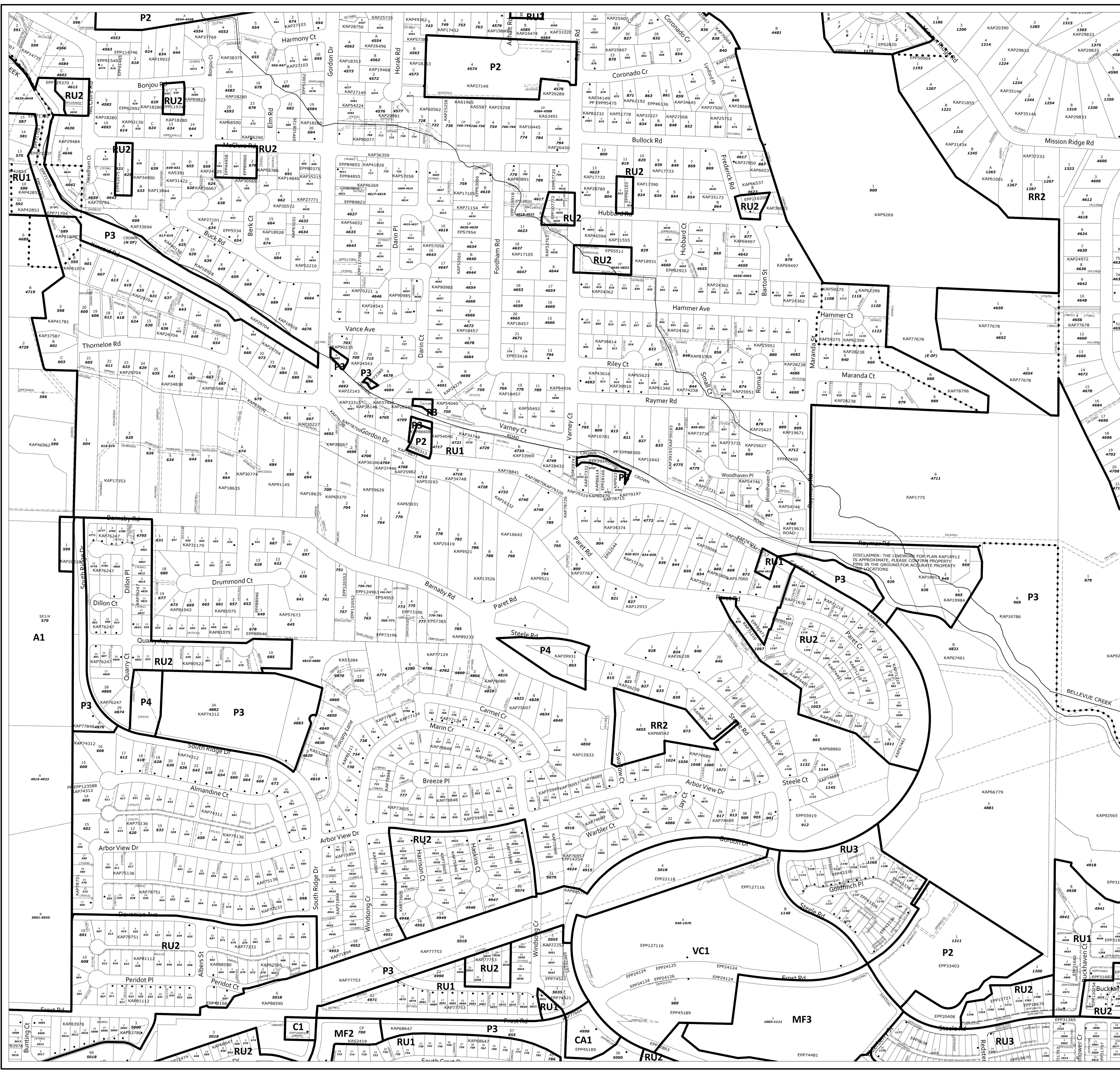
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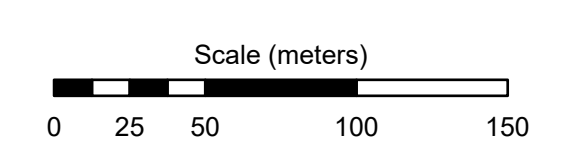
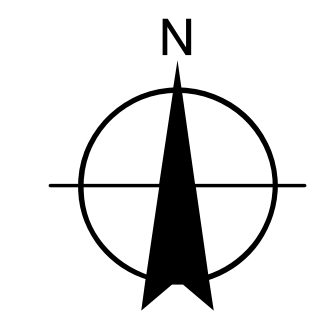
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DISCLAIMER: THE LINESWORK FOR PLAN KAP18912 IS APPROXIMATE. PLEASE CONFIRM PROPERTY LINES IN THE FIELD FOR ACCURATE PROPERTY LOCATIONS.



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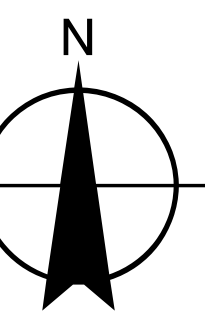
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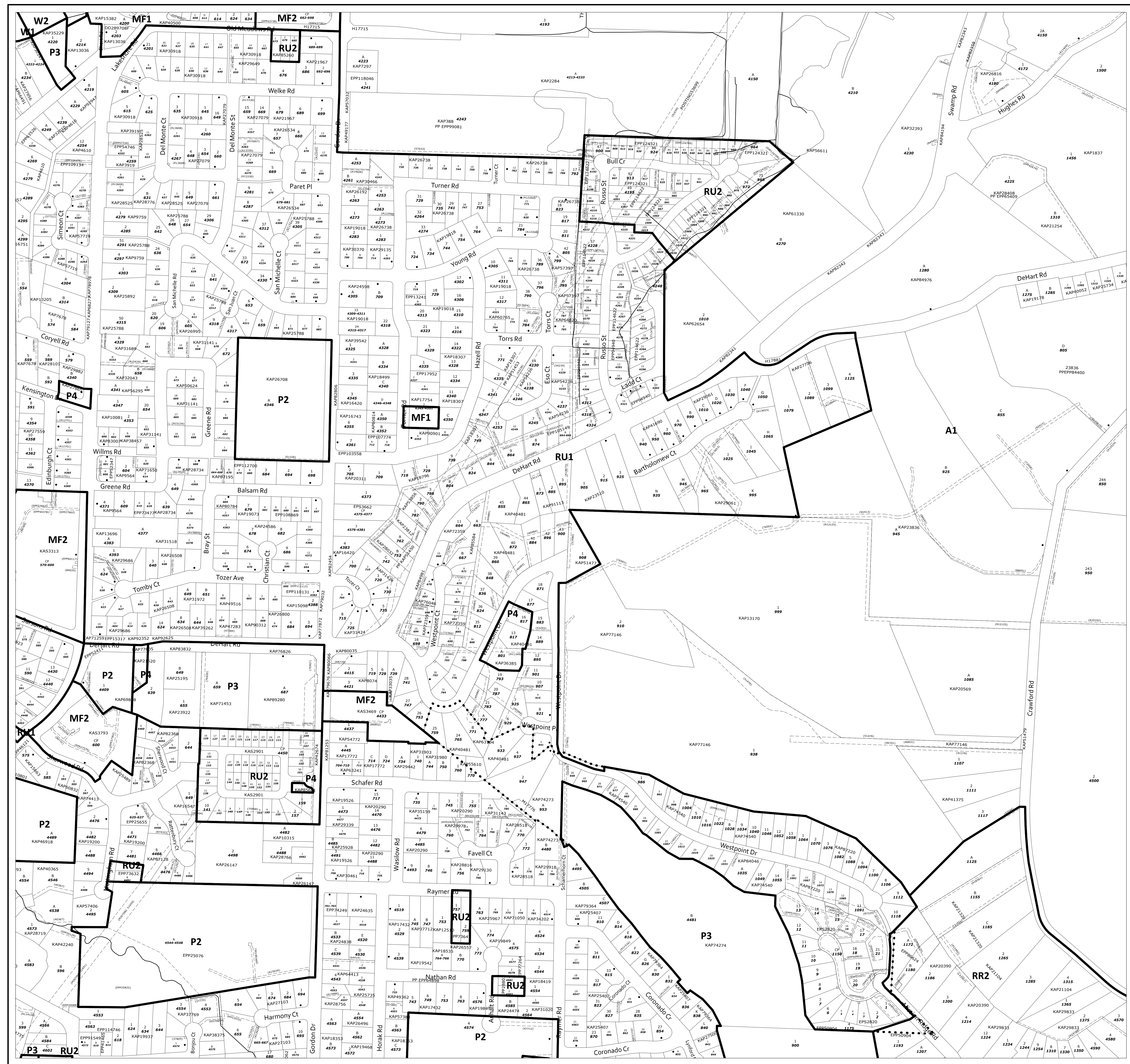
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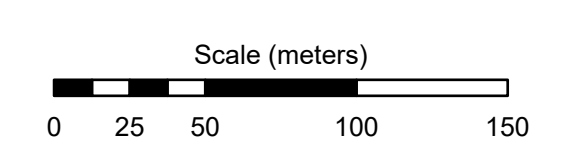
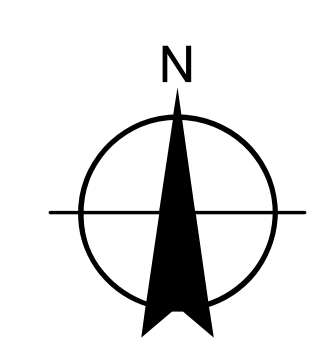
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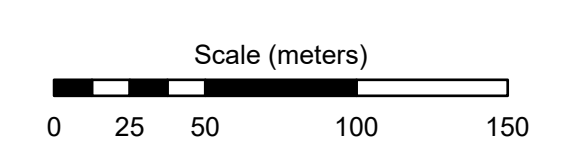
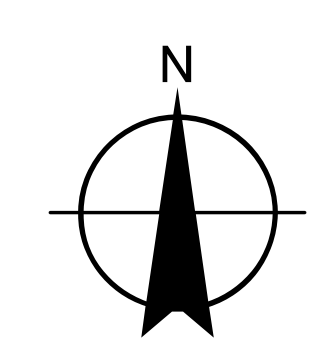
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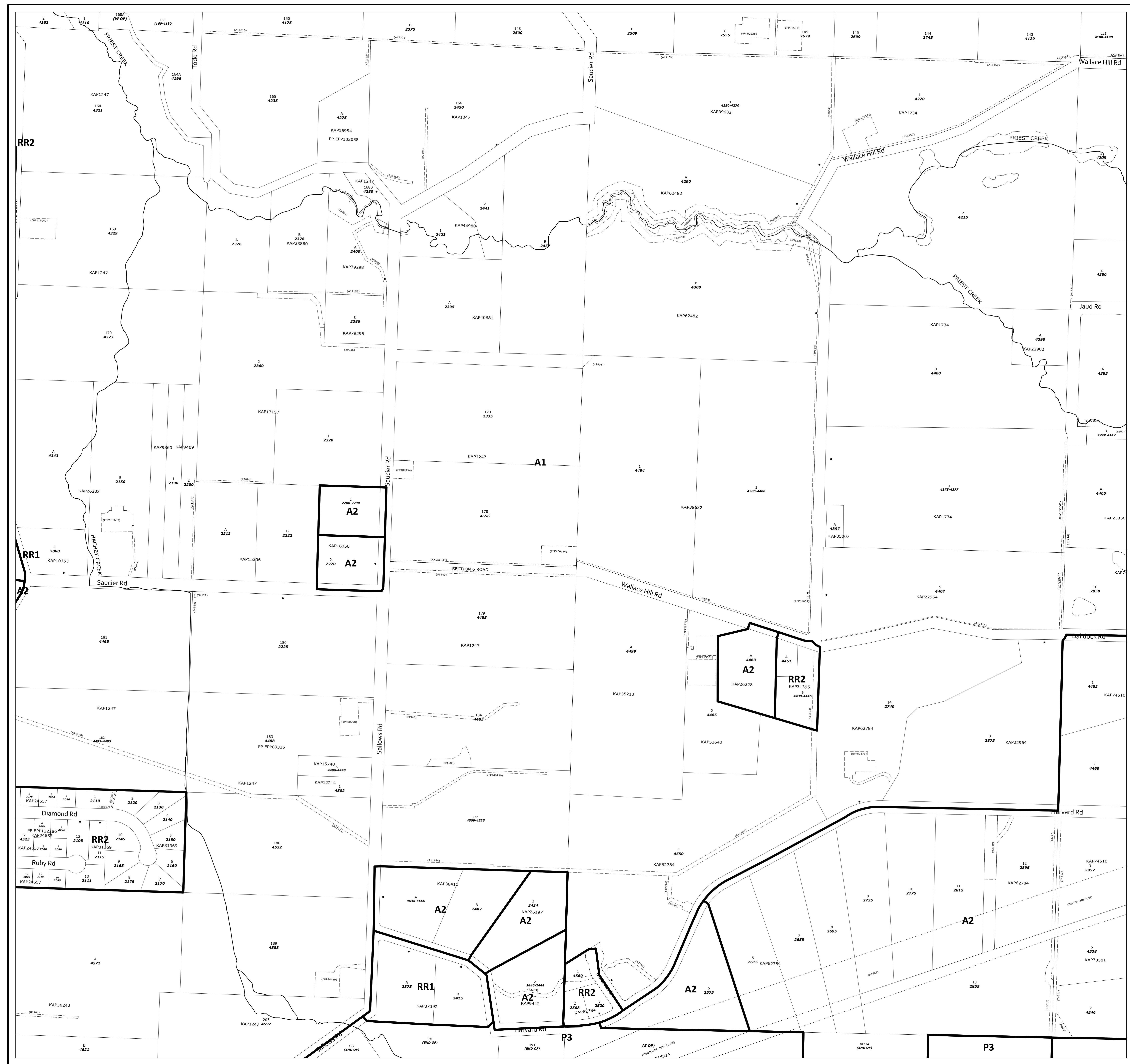
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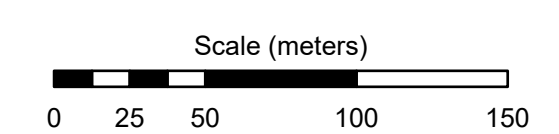
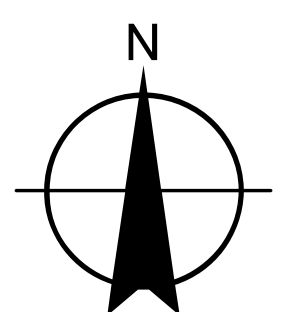
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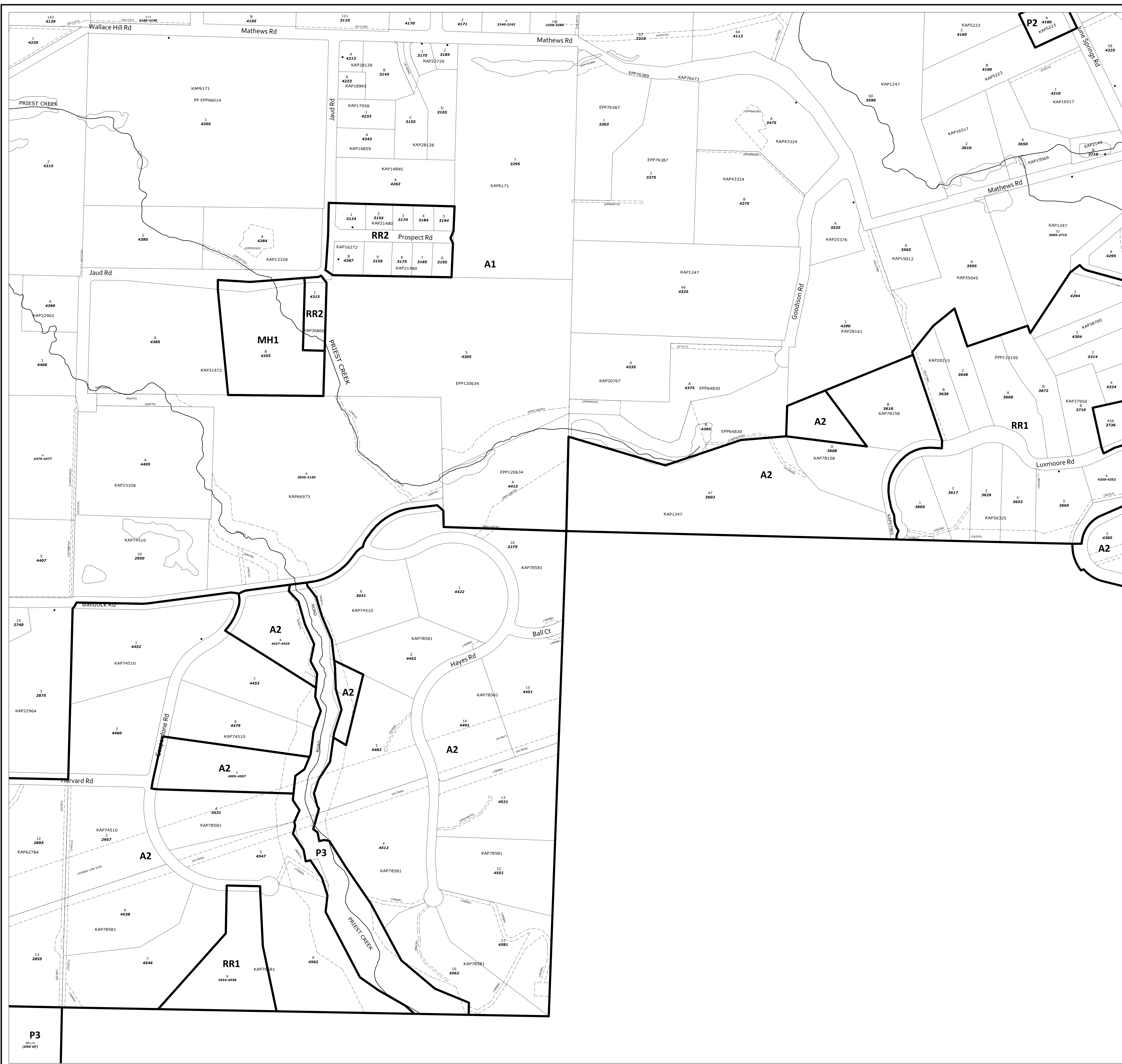
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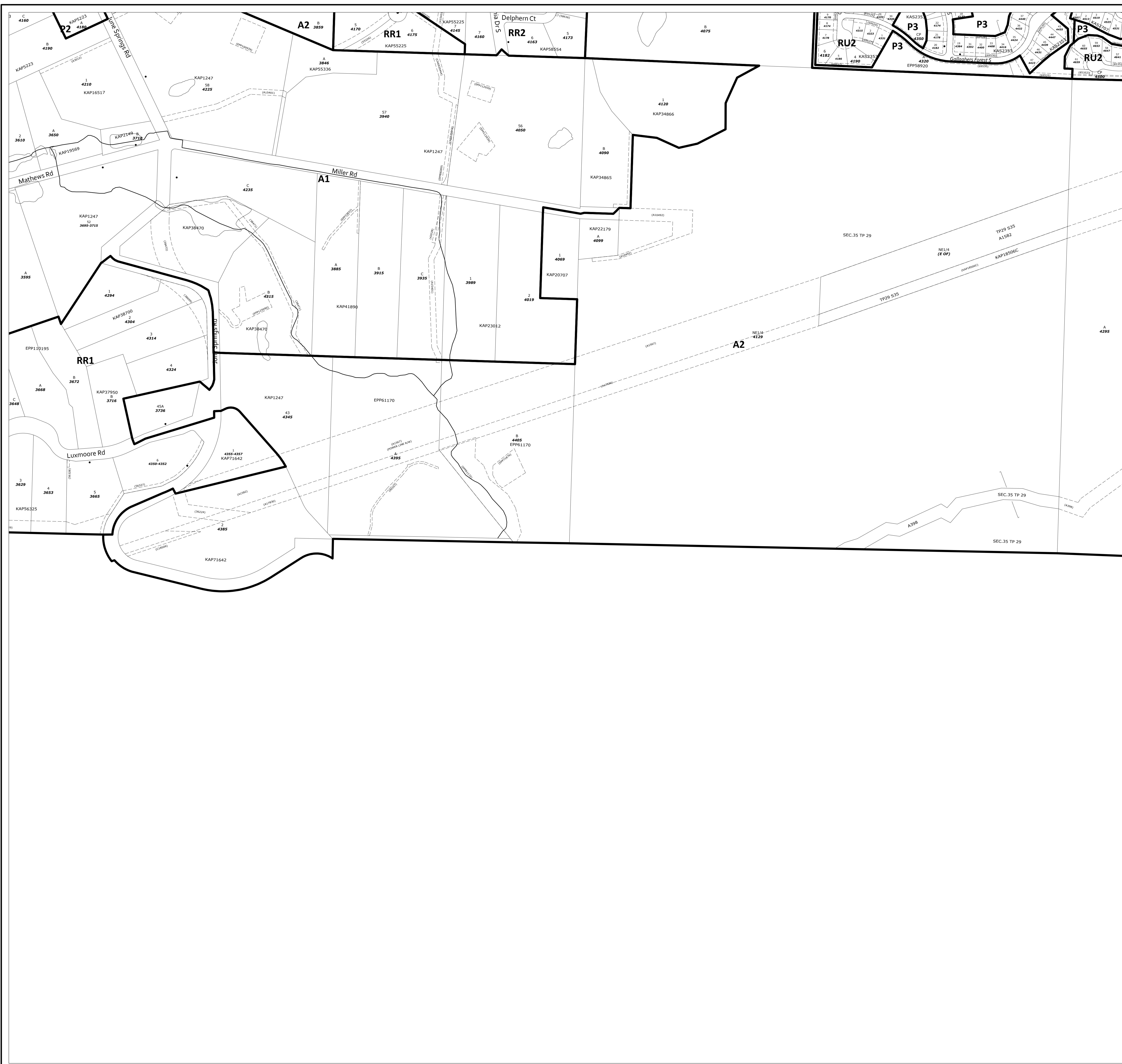
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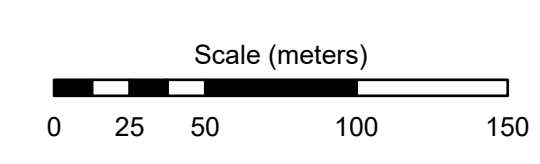
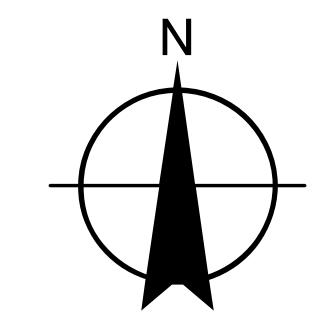
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 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

This forms part of application # Z24-0001

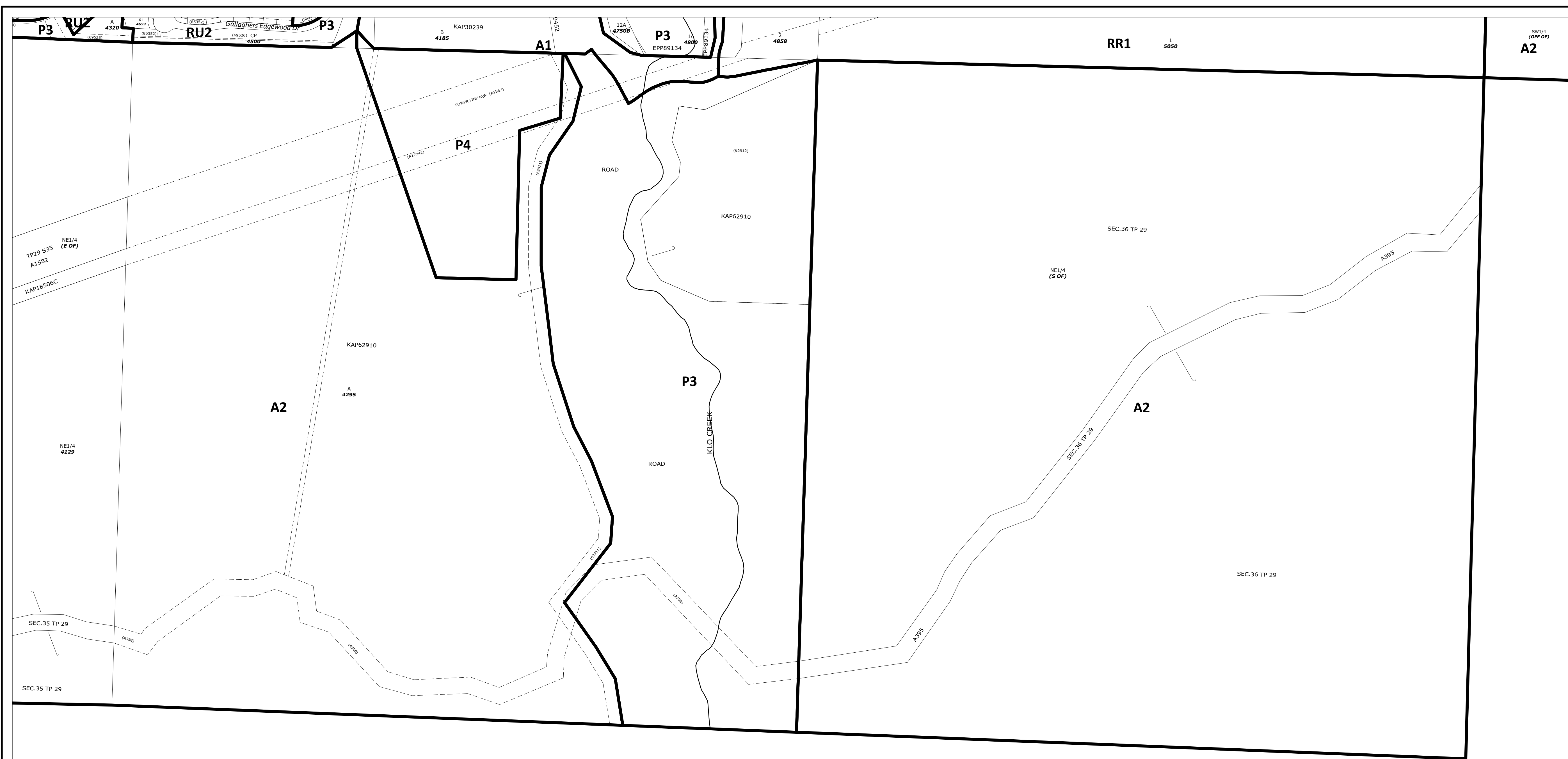
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Scale: 1:2500
Revision: 1/15/2024

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City of Kelowna

Zoning Bylaw Mapping Amendments
Implementing Provincial Housing
Legislation
Z24-0001

No. 29-36

Index

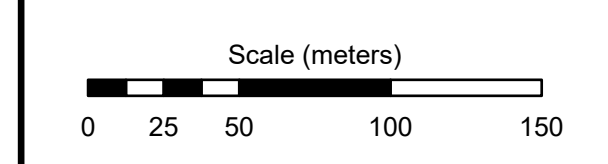
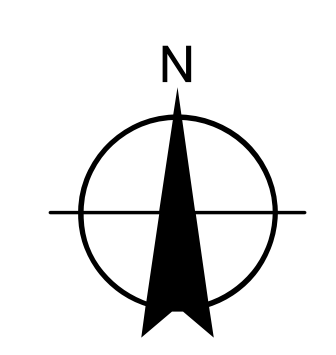
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|-------|-------|
| 26-02 | 26-01 |
| 29-35 | 29-36 |

- Legend**
- ZONING**
- Proposed Zoning
- ADDRESSES**
- 10
234
Lot Number
Street Address
 - Indicates Address Fronting Street
 - City Boundary

SCHEDULE B

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Z24-0001

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Schedule C – Proposed Amendments to Official Community Plan Bylaw 12300

Mapping Changes to Official Community Plan Bylaw No. 12300

| No. | Section | Current Wording | Proposed Wording | Reason for Change |
|-----|---|-----------------------------|-----------------------------|--|
| 1. | Chapter 4 Urban Centres Map 4.5 Pandosy Building Heights | See Chart A | See Chart B | To implement and comply with the provincial Transit Oriented Development Areas legislation regarding building heights and density. |
| 2. | Chapter 4 Urban Centres Map 4.7 Rutland Building Heights | See Chart C | See Chart D | To implement and comply with the provincial Transit Oriented Development Areas legislation regarding building heights and density. |

SCHEDULE C

This forms part of application
OCP24-0001

Planner
Initials

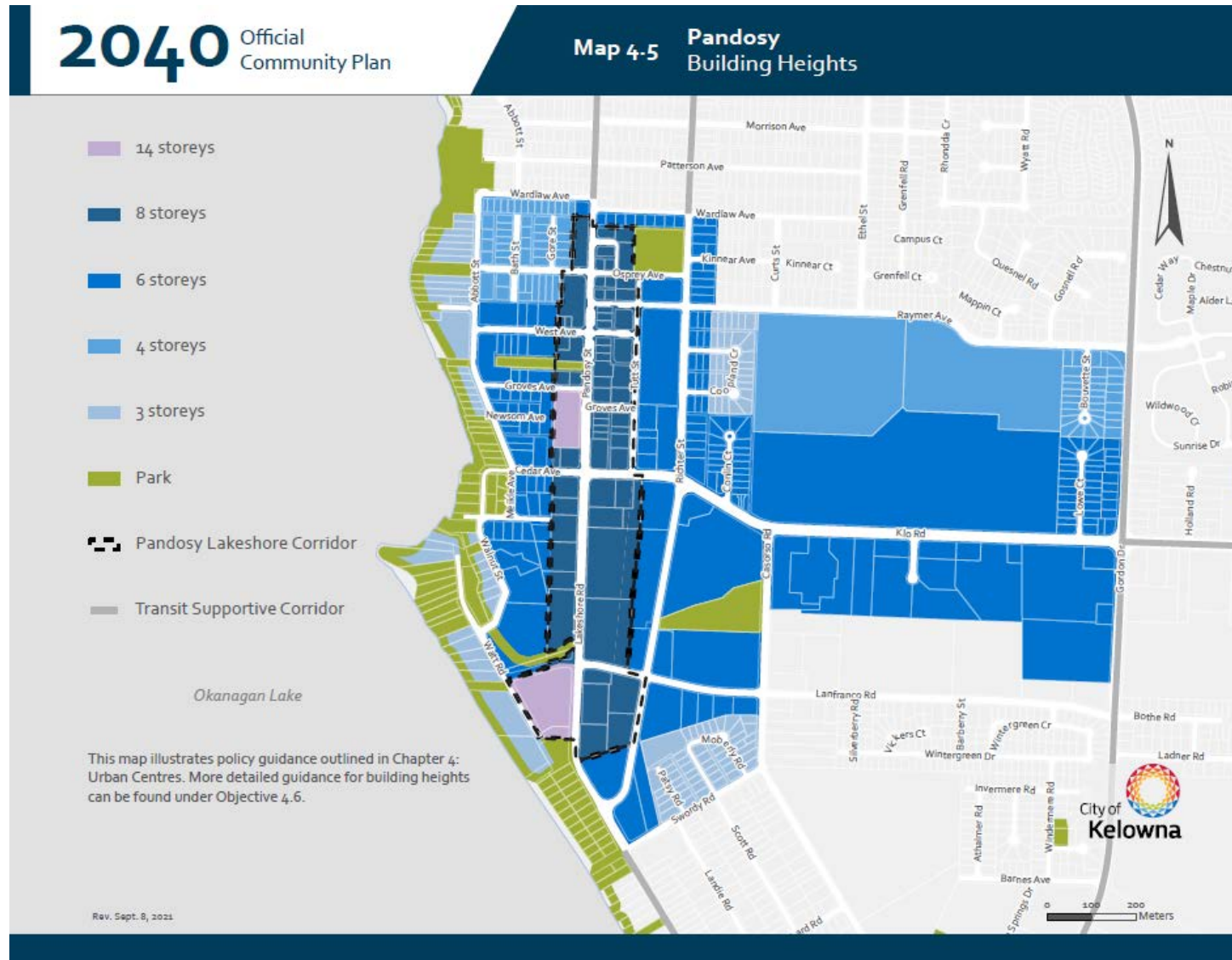
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City of
Kelowna
DEVELOPMENT PLANNING

Chart A

Original – Chapter 4 – Map 4.5 Pandosy Building Heights



SCHEDULE C

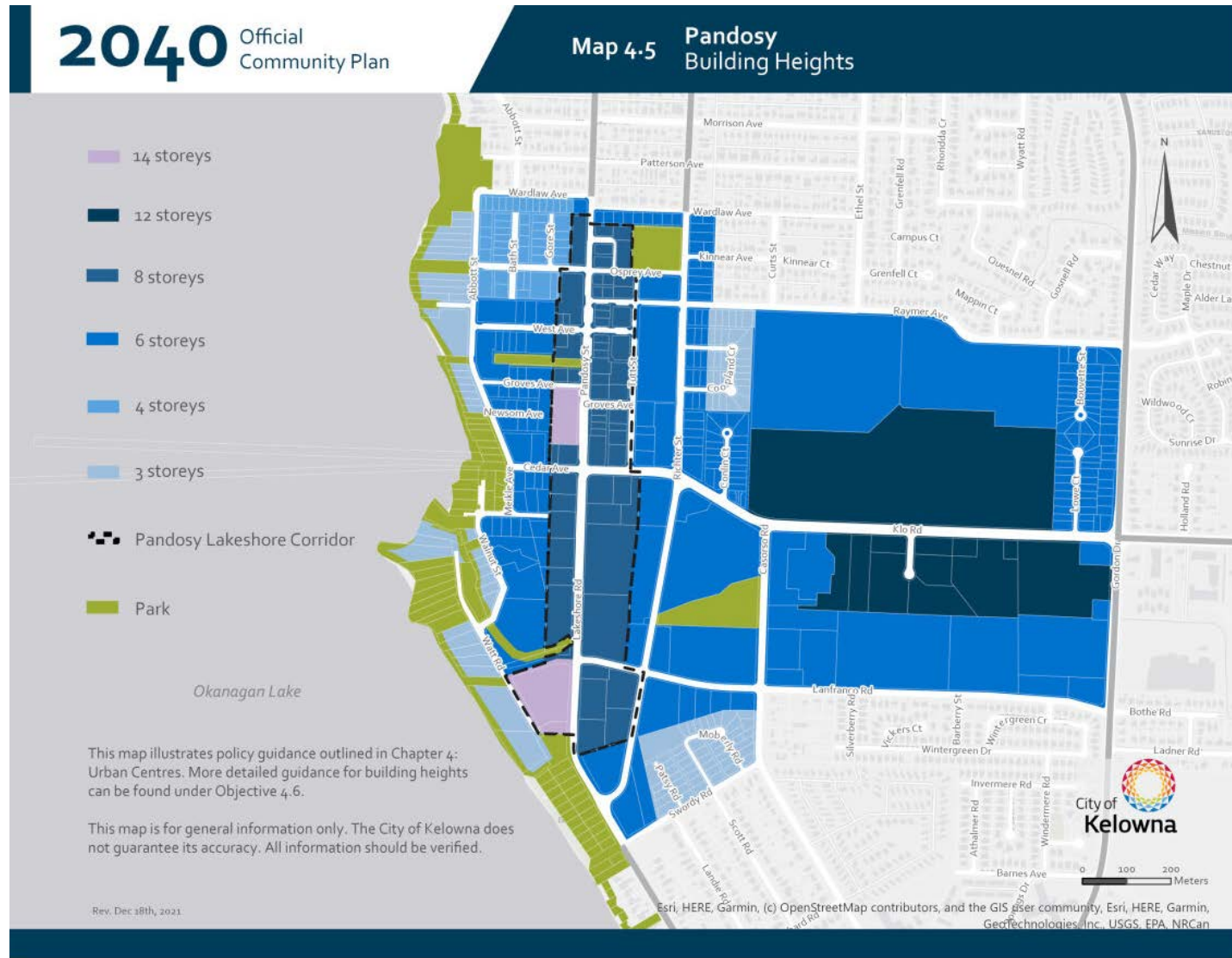
This forms part of application
OCP24-0001

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

Chart B

Proposed – Chapter 4 – Map 4.5 Pandosy Building Heights



SCHEDULE C

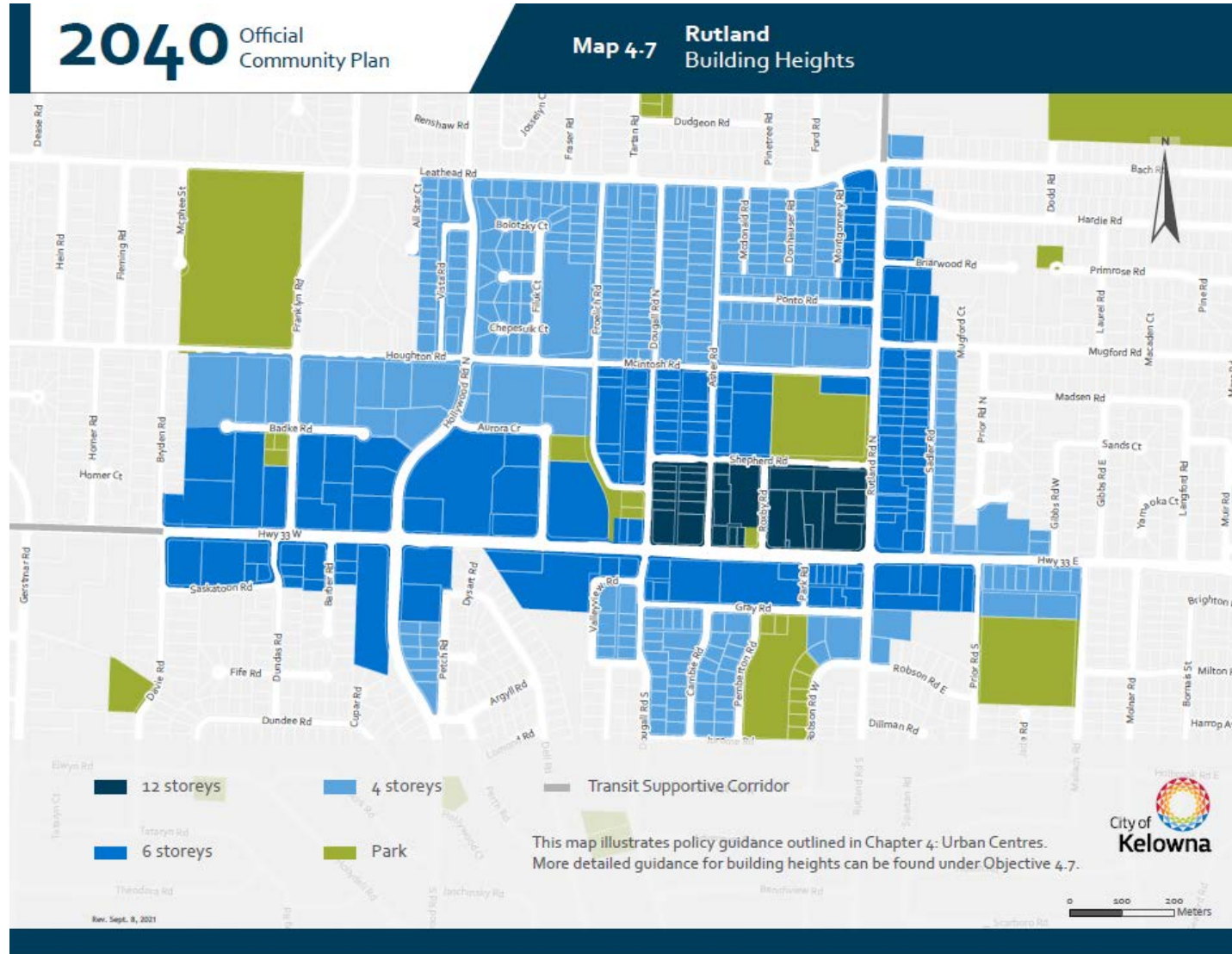
This forms part of application # OCP24-0001

Planner Initials **AC**

City of Kelowna DEVELOPMENT PLANNING

Chart C

Original – Chapter 4 – Map 4.7 Rutland Building Heights



SCHEDULE C

This forms part of application # OCP24-0001

Planner Initials AC



City of Kelowna DEVELOPMENT PLANNING

Chart D

Proposed – Chapter 4 – Map 4.7 Rutland Building Heights

