



City of Kelowna

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

Part 1 Feb 5, 2024

Purpose

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

Background

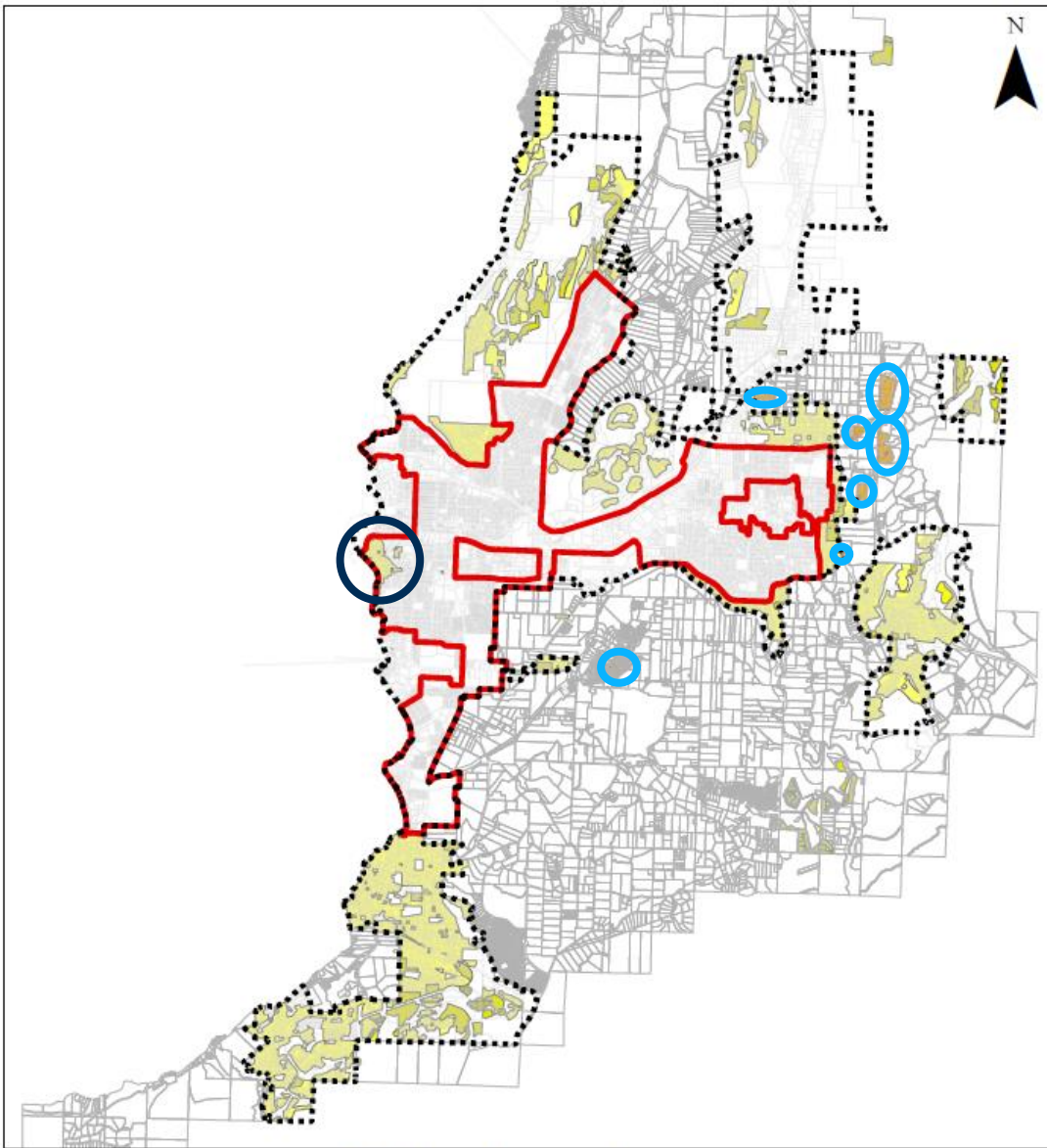
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)
- ▶ Municipal zoning amendments required to comply and implement (SSMUH and TOD)
 - ▶ Additional implementation items to come:
 - ▶ Official Community Plan Updates
 - ▶ Engineering
 - ▶ Design Guidelines
 - ▶ Procedures Bylaw

Development Planning Approach

	SUBURBAN AREAS	AGRICULTURAL & RURAL ZONES	CORE AREA	TRANSIT ORIENTED AREAS
OCP Amendments	n/a	n/a	n/a	Urban Centre Building Height maps
Zoning Bylaw (incl Landscape and Parking Regs)	Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5. RU4 zone deleted.	Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m ² .	Allow up to 6 units per lot subject to limitations. * Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone Keep Suburban Residential zoning (e.g. RU1 & RU2 zones) for Heritage Conservation Area	Allow up to 12 storeys within 200 metres of a transit exchange. Allow up to 6 storeys within 400 metres of a transit exchange. Provide residential parking exemptions within 400 metres of a transit exchange. Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

Part 1- February 5th

Part 2- February 26th



Suburban Areas

- | | |
|---|--|
|  Core Area Boundary |  RU3 Zone |
|  Permanent Growth Boundary |  RU5 Zone |
|  RU1 Zone |  From RU1 or RU4 Zone to RR2 Zone |
|  RU2 Zone |  Legal Parcels |

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



Suburban areas allowing 4 units per lot approx. 13,400 lots

Suburban Areas

- ▶ Suburban and Development Regulations remain the same for Suburban Residential zones
- ▶ A Form & Character Development Permit required for landscaping and site layout review when a lot contains 3 or 4 dwelling units.
- ▶ Parking
 - ▶ Province identifies municipalities to eliminate parking requirements
 - ▶ Due to snow community, recommend 1.25 stalls per dwelling unit required
 - ▶ 1 dwelling unit = 1 parking stall required
 - ▶ 2 dwelling units = 3 parking stall required
 - ▶ 3 dwelling units = 4 parking stall required
 - ▶ 4 dwelling units = 5 parking stall required

Suburban Areas

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

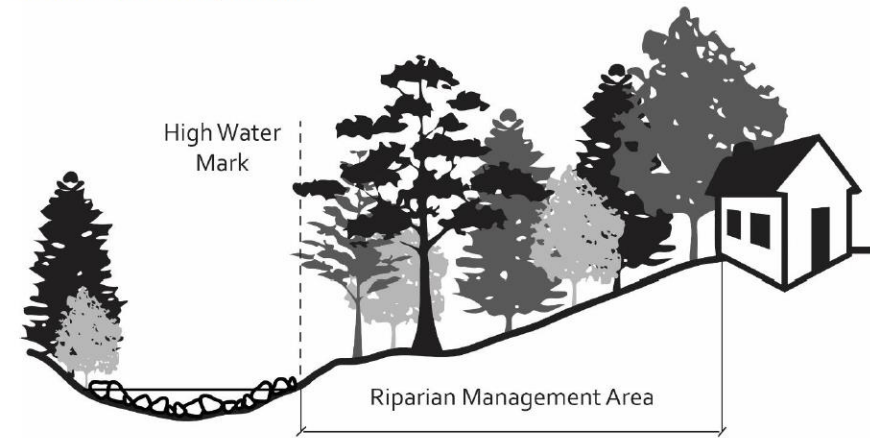
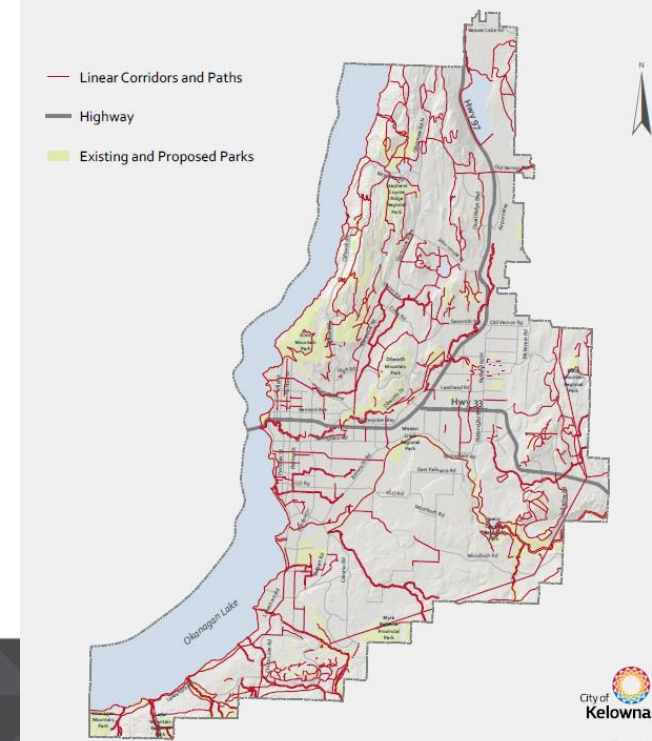


Figure 21.1: The Riparian Management Area.
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



Agriculture and Rural Residential Zones

- ▶ Summer 2023 bylaw passed to allow a secondary suite and a carriage house in the A1 zone.
- ▶ Recommend A2, RR1, and RR2 be allowed a secondary suite and carriage house if the lot is at least 10,000 m²
 - ▶ Impacts approx. 2,675 lots
- ▶ 2 Parking spaces per dwelling unit required
 - ▶ Except suites and carriage houses require 1 parking space per dwelling unit

Definition Updates

- ▶ Boarding or Lodging House
 - ▶ Update definition to apply to any ground-oriented dwelling unit.
- ▶ Secondary Suite
 - ▶ Update definition to apply to any ground-oriented housing form and relocate clause that secondary suites must be serviced with community water within the definition.
- ▶ Bed & Breakfast (B&B)
 - ▶ Confirm B&B's only to operate within Single Detached Dwelling
 - ▶ Licensed operator must reside onsite
 - ▶ Short-term rental accommodations not permitted in combination with B&B's
- ▶ Replace the term Bachelor Unit with Studio Unit

Staff Recommendation

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



Conclusion of Staff Remarks