



**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

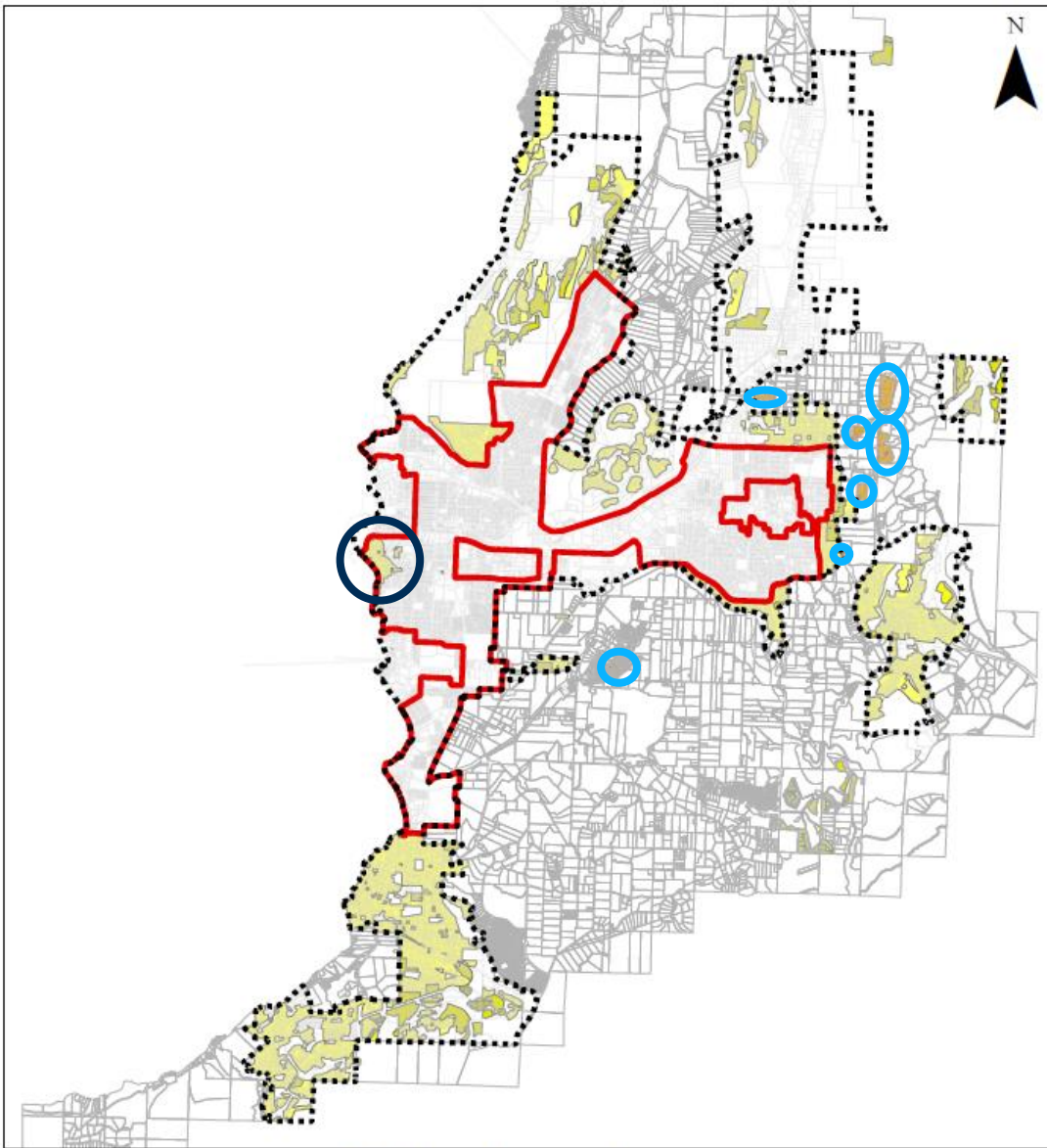
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)
- ▶ Municipal zoning amendments required to comply and implement (SSMUH and TOD)
  - ▶ Additional implementation items to come:
    - ▶ Official Community Plan Updates
    - ▶ Engineering
    - ▶ 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)	<p>Allow up to 4 units per lot on the Suburban Residential zones: RU1, RU2, RU3, RU5.</p> <p>RU4 zone deleted.</p>	<p>Allow secondary suites <i>and</i> carriage houses on lots greater than 10,000 m<sup>2</sup>.</p>	<p>Allow up to 6 units per lot subject to limitations. *</p> <p>Rezone RU1, RU2, RU3, RU4, RU5 lots to the MF1 zone</p> <p>Keep Suburban Residential zoning (e.g. RU1 &amp; RU2 zones) for Heritage Conservation Area</p>	<p>Allow up to 12 storeys within 200 metres of a transit exchange.</p> <p>Allow up to 6 storeys within 400 metres of a transit exchange.</p> <p>Provide residential parking exemptions within 400 metres of a transit exchange.</p> <p>Rezone Hospital Exchange to restrict entire area to 6 storeys to maintain KGH's emergency operations.</p>
Development Permits	Required for 3 or more units			
* Due to site restrictions, including lot dimensions, parking requirements, garbage/recycling collection areas, and landscaping requirements often the maximum achievable density will be four dwelling units.				

Part 1- February 5<sup>th</sup>

Part 2- February 26<sup>th</sup>



## 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

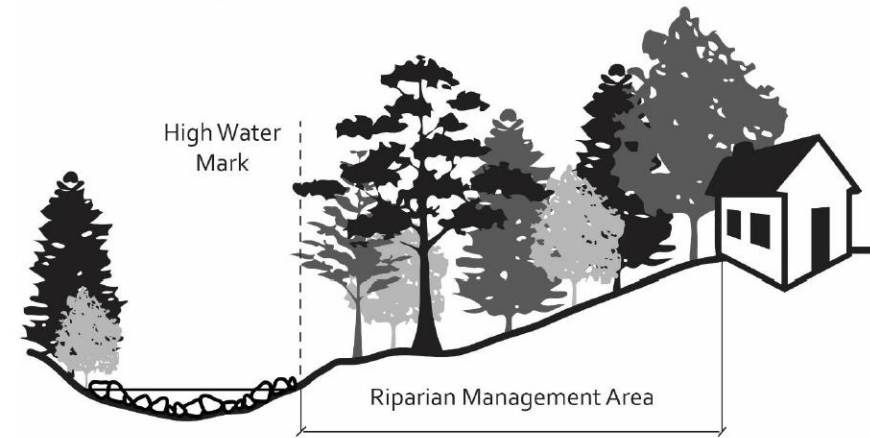
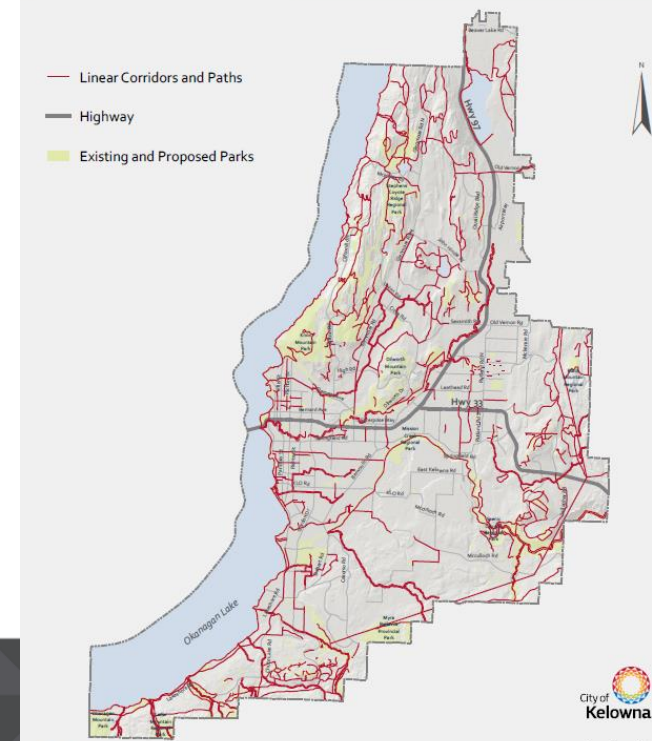


Figure 21.1: The Riparian Management Area.  
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



# 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 m<sup>2</sup>
  - ▶ 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*