



City of Kelowna

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

Part 2 Feb 12, 2024

Purpose

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

Background

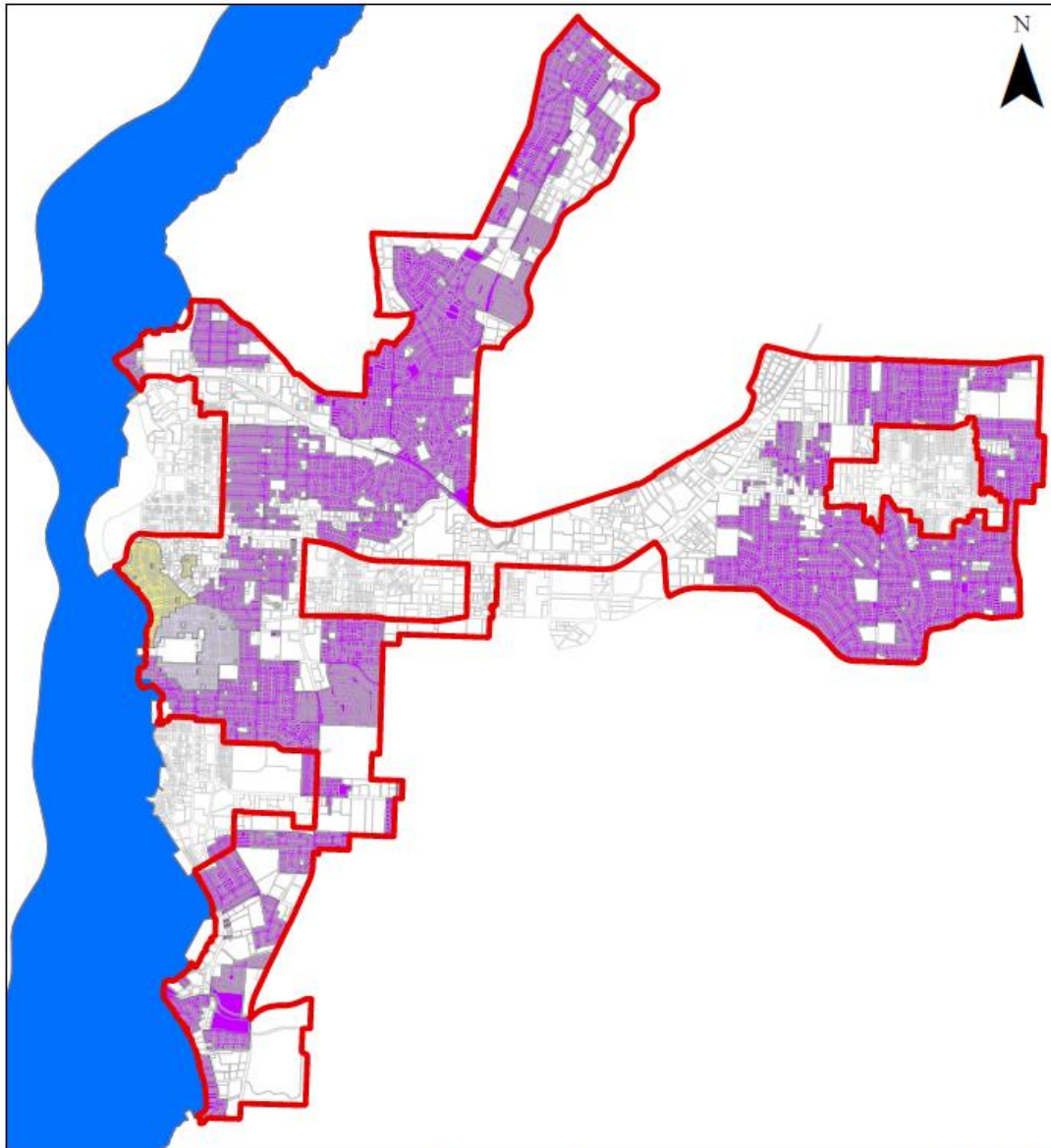
- ▶ Suburban Areas reviewed in Part 1 on Feb 5th
- ▶ Small-Scale, Multi-Unit Housing Legislation (SSMUH)
- ▶ Transit Oriented Development Areas Legislation (TOD Areas)

Development Planning Approach

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

Part 1- February 5th

Part 2- February 26th



Core Area

of Lots =
11,100

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

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



0 2.5 5 10 15 20 25 Metres

Rev. Monday, January 29, 2024

Core Area – MF₁ Infill Housing Zone



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

Core Area

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

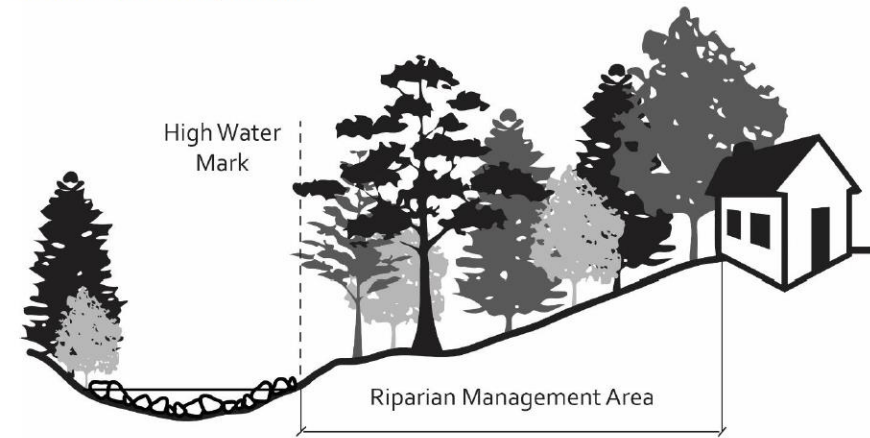
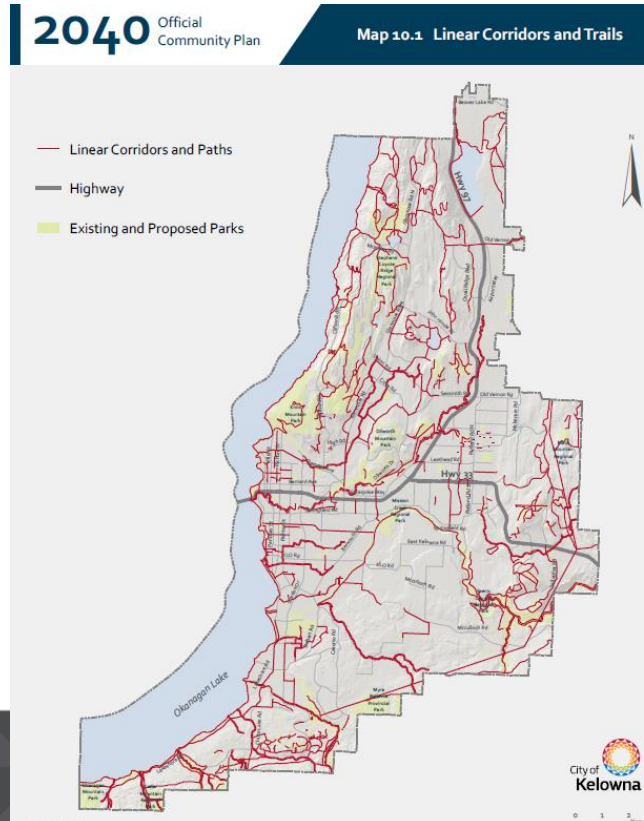
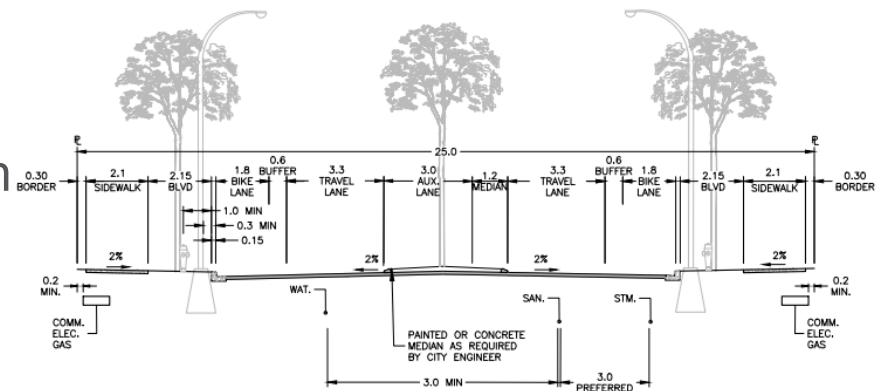


Figure 21.1: The Riparian Management Area.
Source: Adapted from: Ministry of Forests, Lands and Natural Resource Operations,



Core Area – Transportation Corridors

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



I.E Core Area Major Arterial (3 Lane)

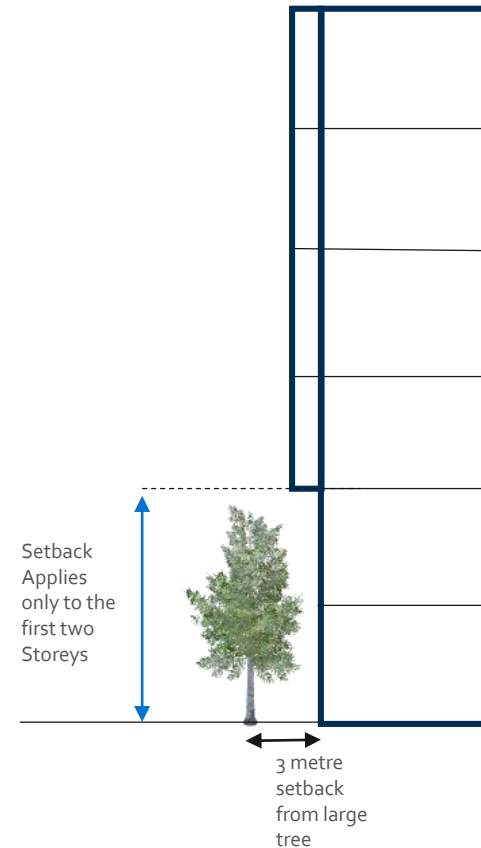
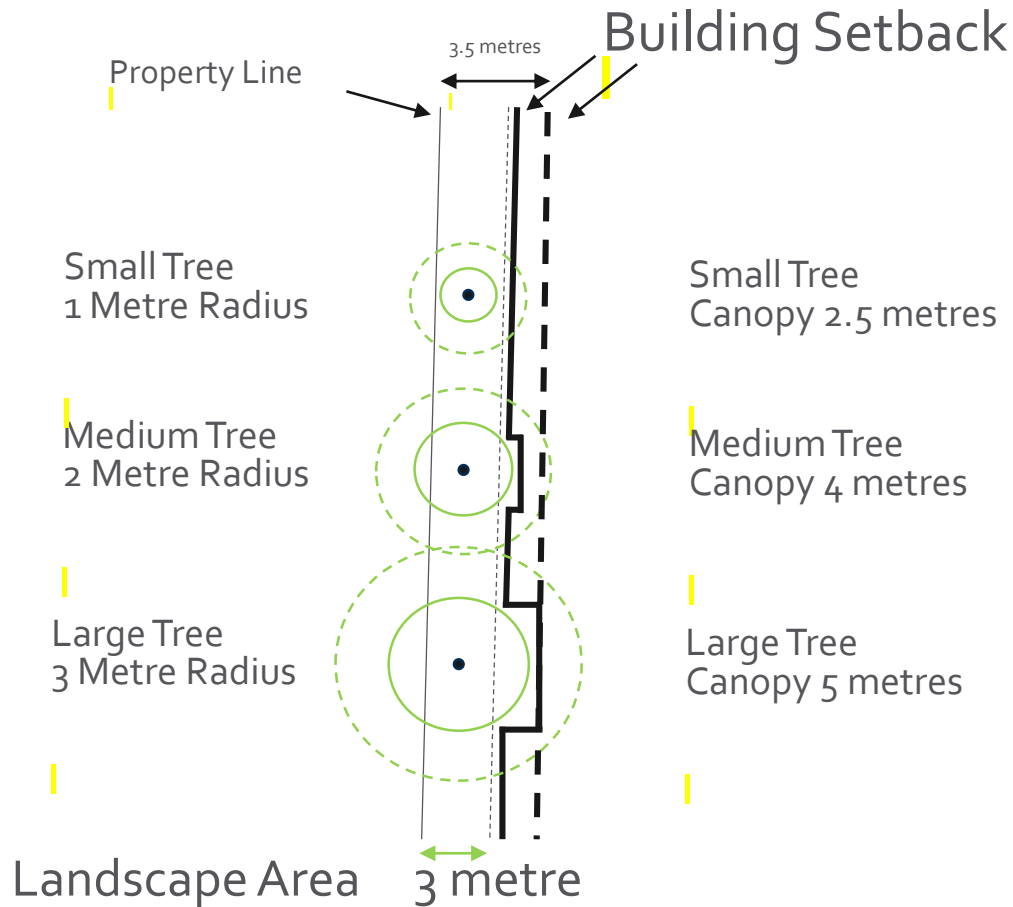
Landscape Section

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

Landscape Section

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

Landscape Section



Transit Oriented Areas

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

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

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

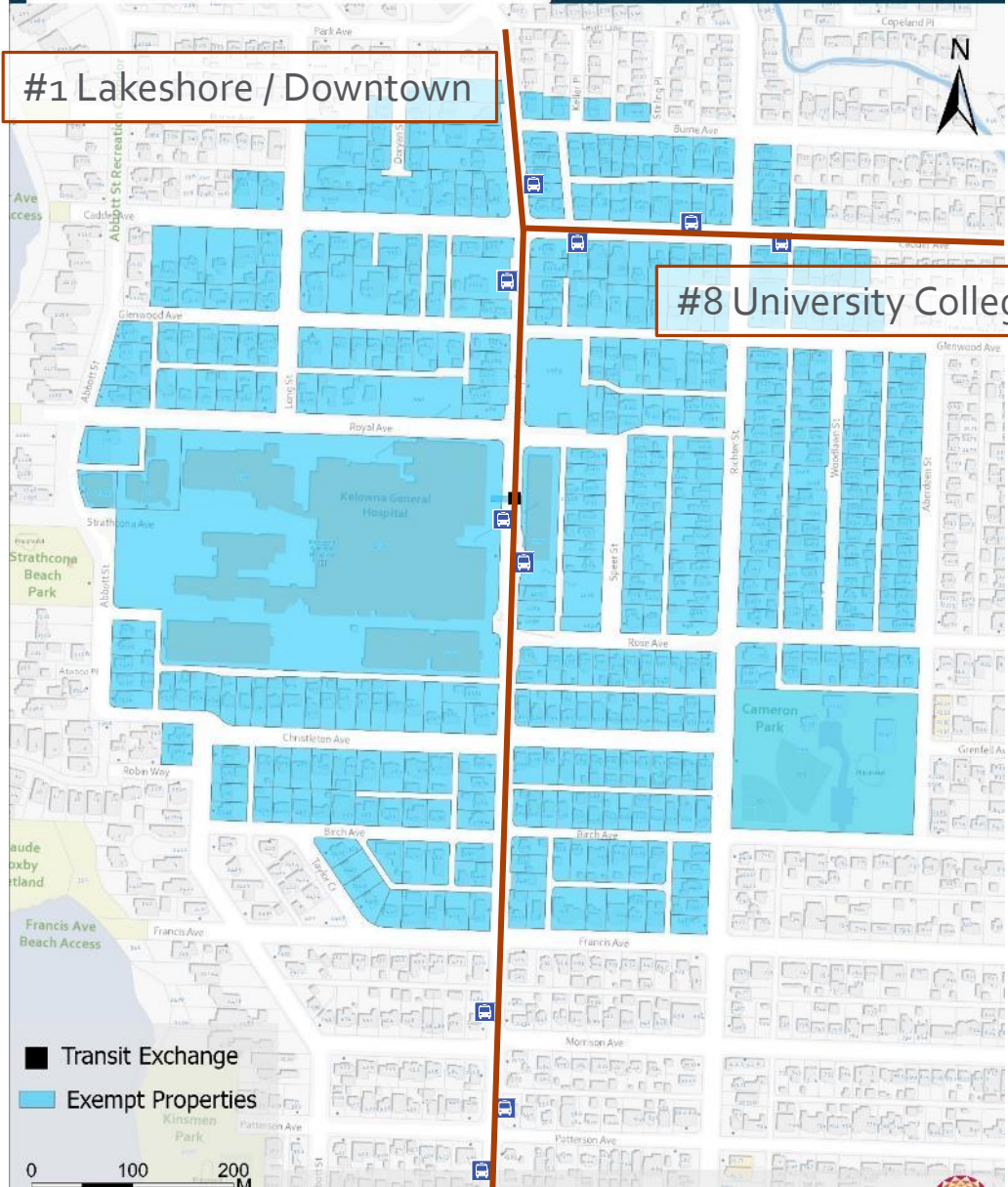
Residential Parking Exemptions

Map 8.3.a

Hospital Exchange

#1 Lakeshore / Downtown

#8 University College



- Transit Exchange
- Exempt Properties

0 100 200 M

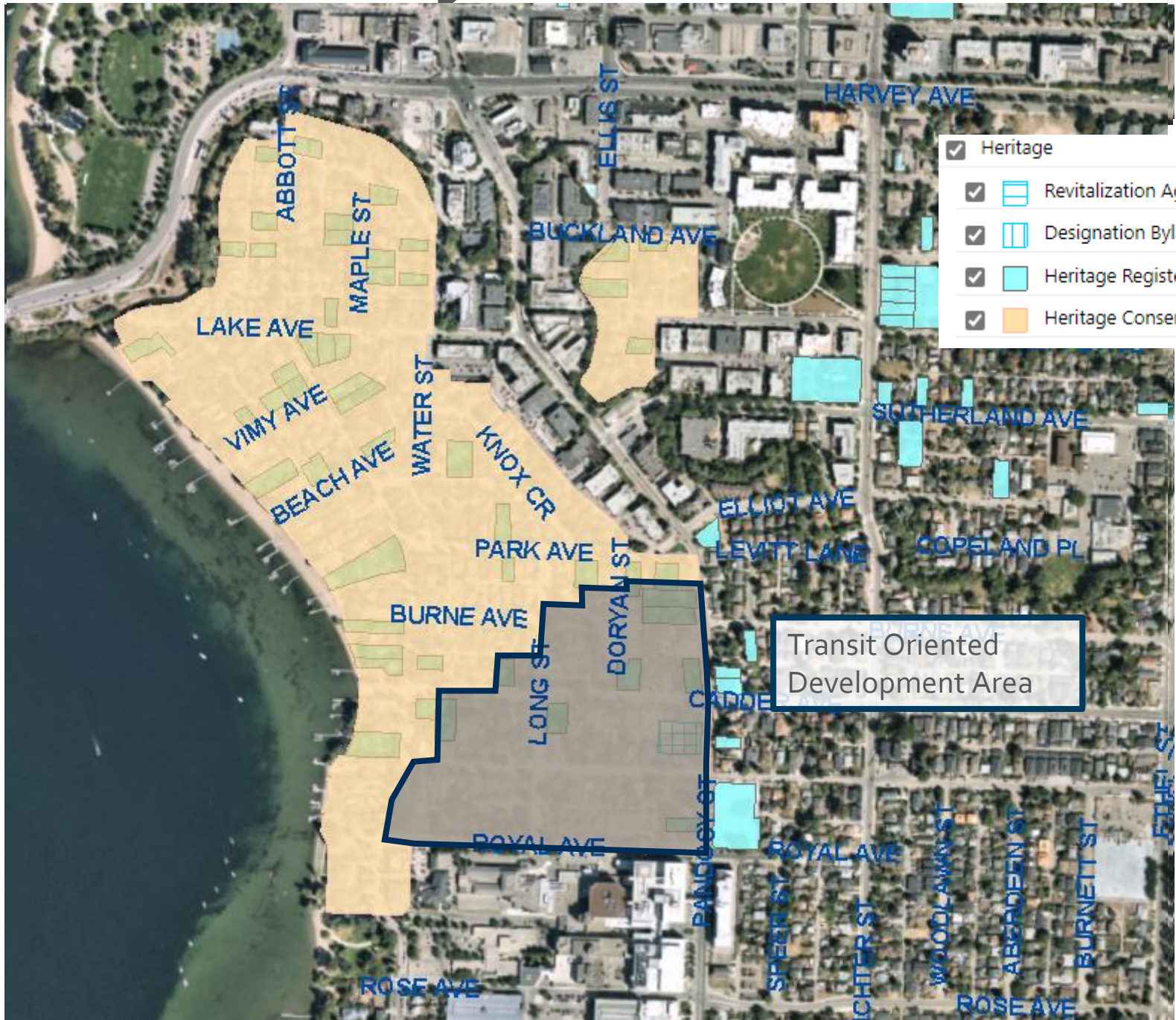
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Applies to 427 lots

Heritage Conservation Area



- Heritage
-  Revitalization Agreement
-  Designation Bylaw
-  Heritage Register
-  Heritage Conservation Area

Transit Oriented
Development Area

Residential Parking Exemptions

Map 8.3-b

Okanagan College Exchange

Okanagan College

1 8 4 12 5

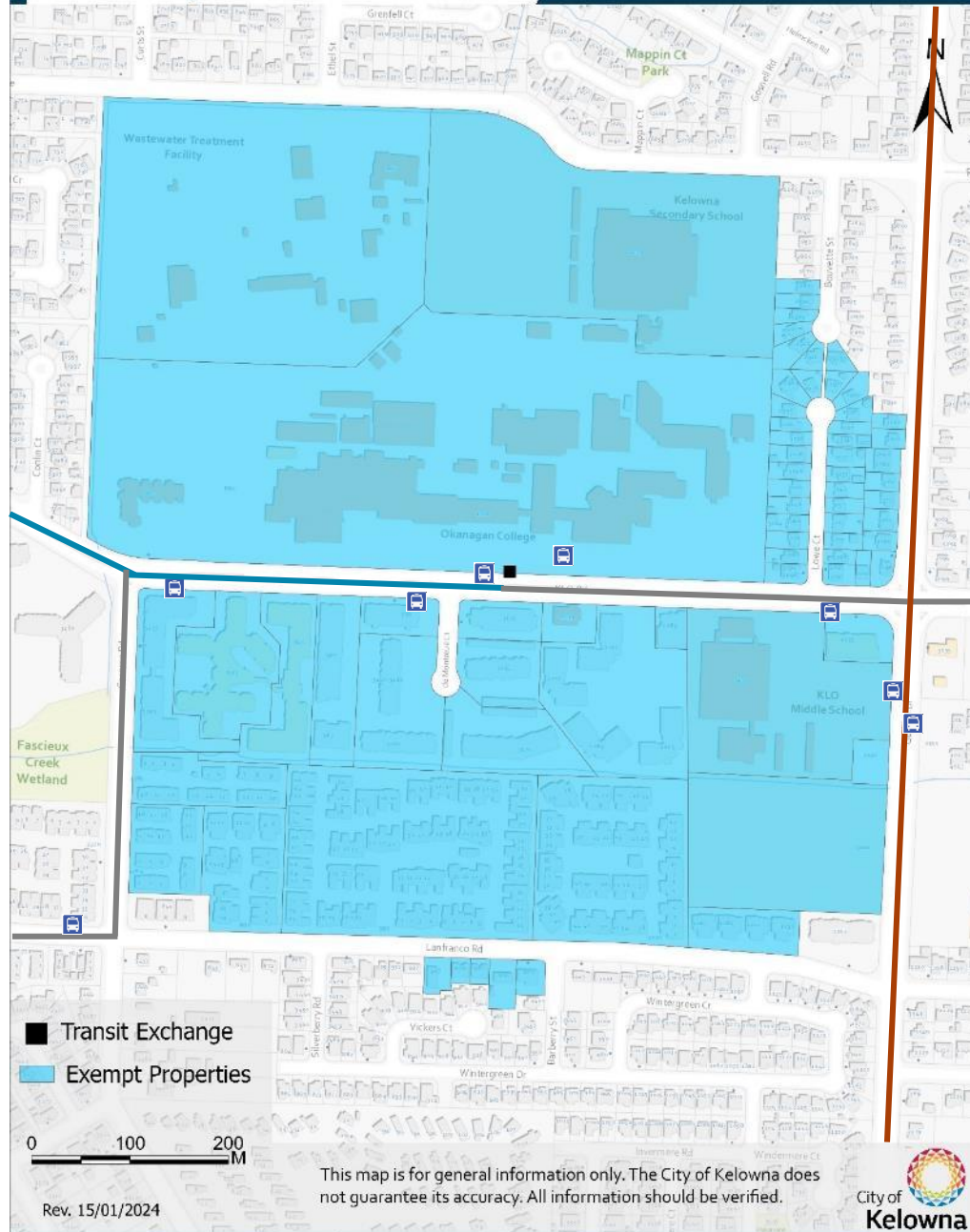
#1 Lakeshore /
Downtown

#8 University College

#4 Pandosy / UCO
Express

#8 University /
College

#5 University /
College



■ Transit Exchange
■ Exempt Properties

0 100 200
M

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Applies to 70
lots

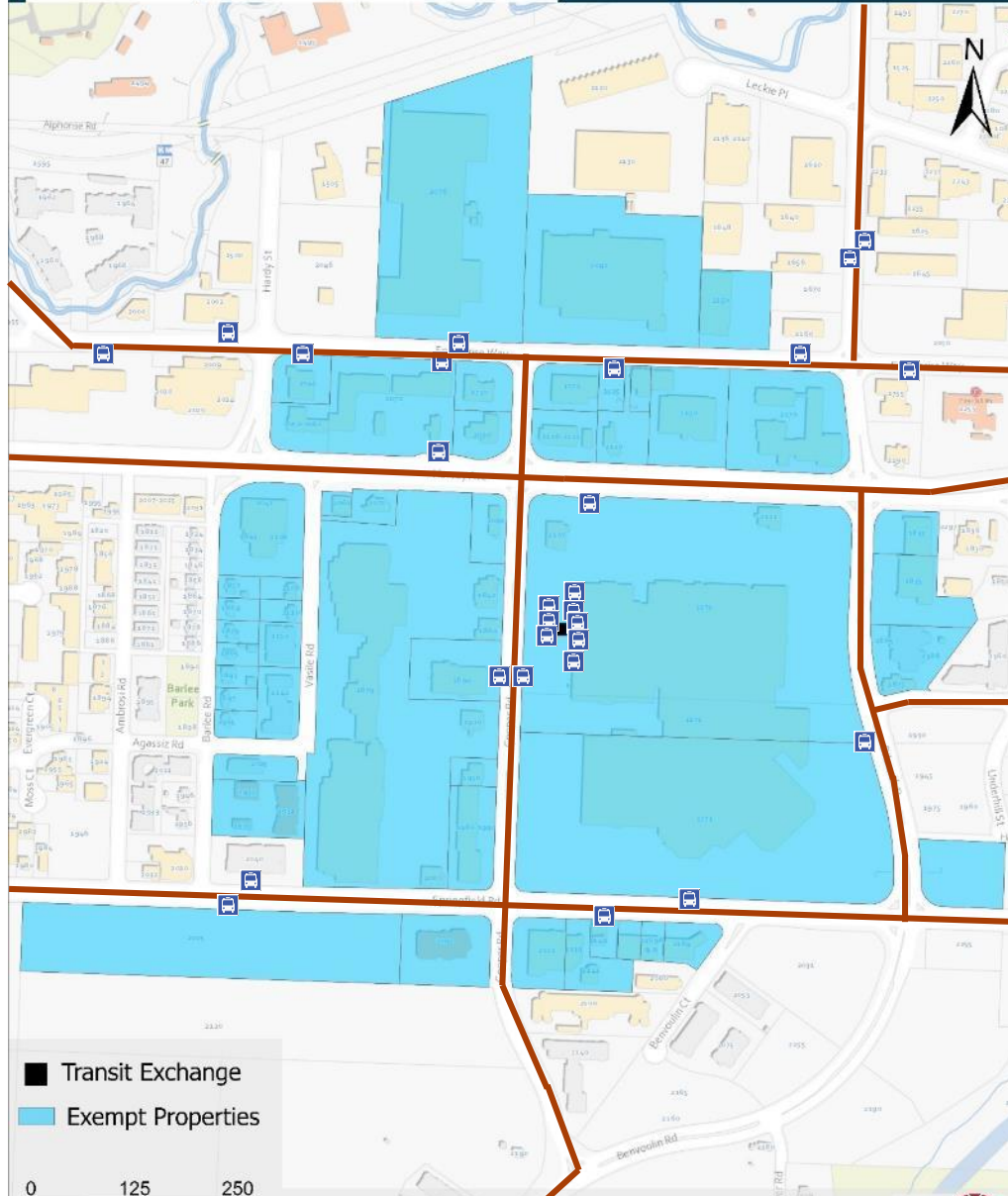
Residential Parking Exemptions

Map 8.3.c

Orchard Park Exchange



Multiple Routes



Applies to 45 lots

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Residential Parking Exemptions

Map 8.3.d

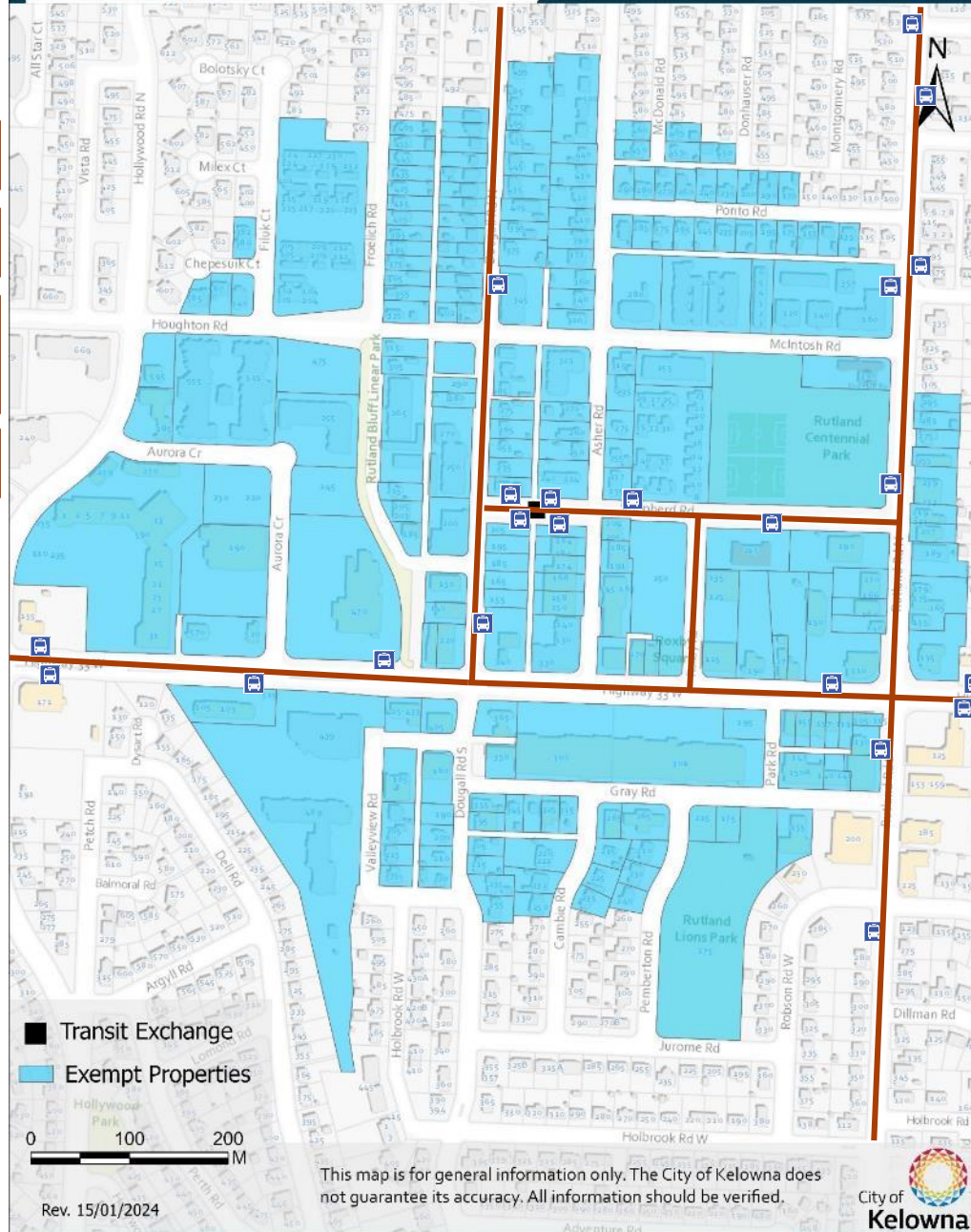
Rutland Exchange

#8 University College

#10 North Rutland

#11 Rutland /
Downtown

#14 Black Mountain



■ Transit Exchange

■ Exempt Properties

0 100 200
M

Rev. 15/01/2024

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Applies to
251 lots

Original Map

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

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

Okanagan Lake

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

Rev. Sept. 8, 2021



Proposed Map

2040 Official Community Plan

Map 4.5 Pandosy Building Heights

14 storeys

12 storeys

8 storeys

6 storeys

4 storeys

3 storeys

Pandosy Lakeshore Corridor

Park

Okanagan Lake

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

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Rev. Dec 18th, 2021

6 Storey

12 Storey



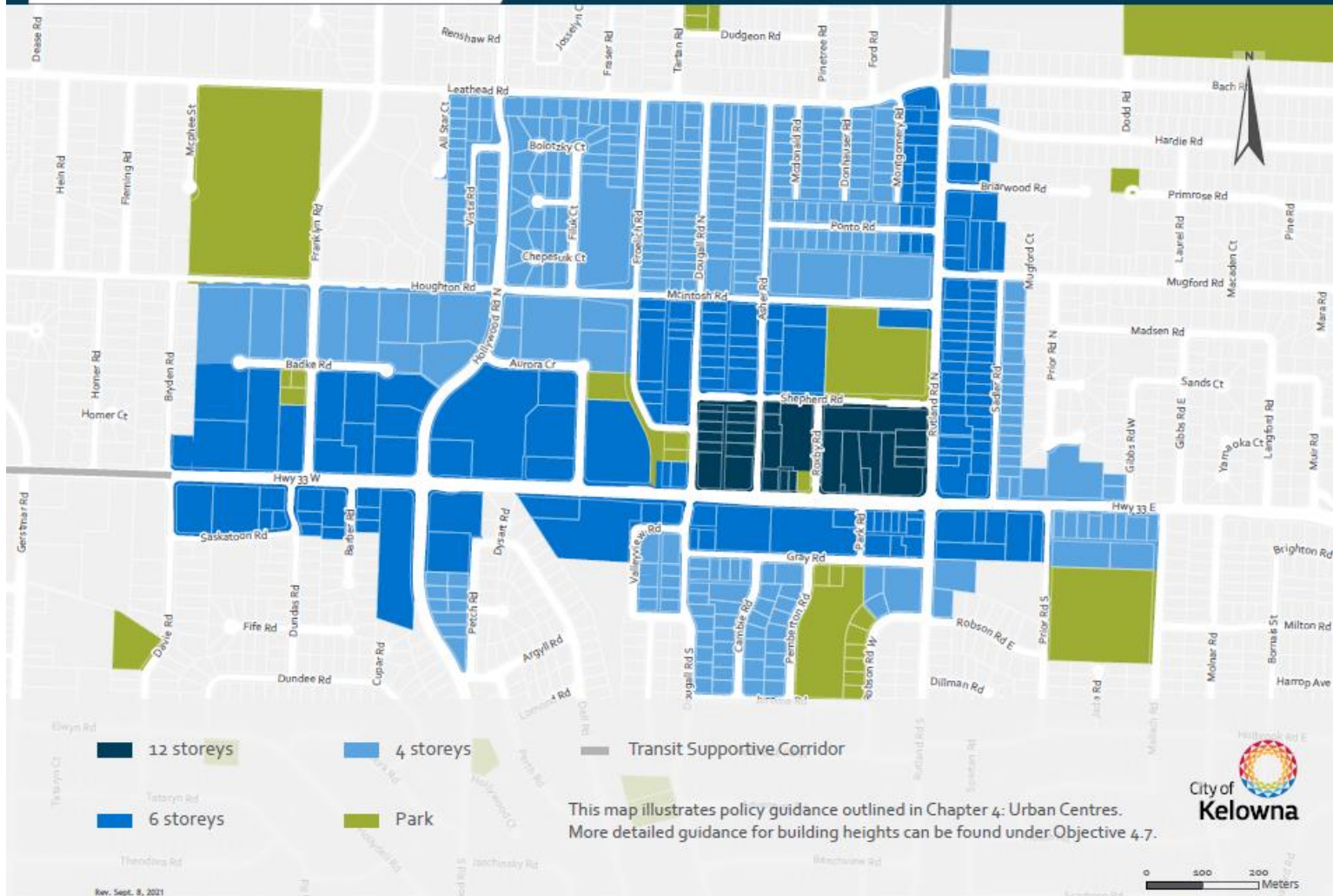
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Original Map

2040 Official Community Plan

Map 4-7

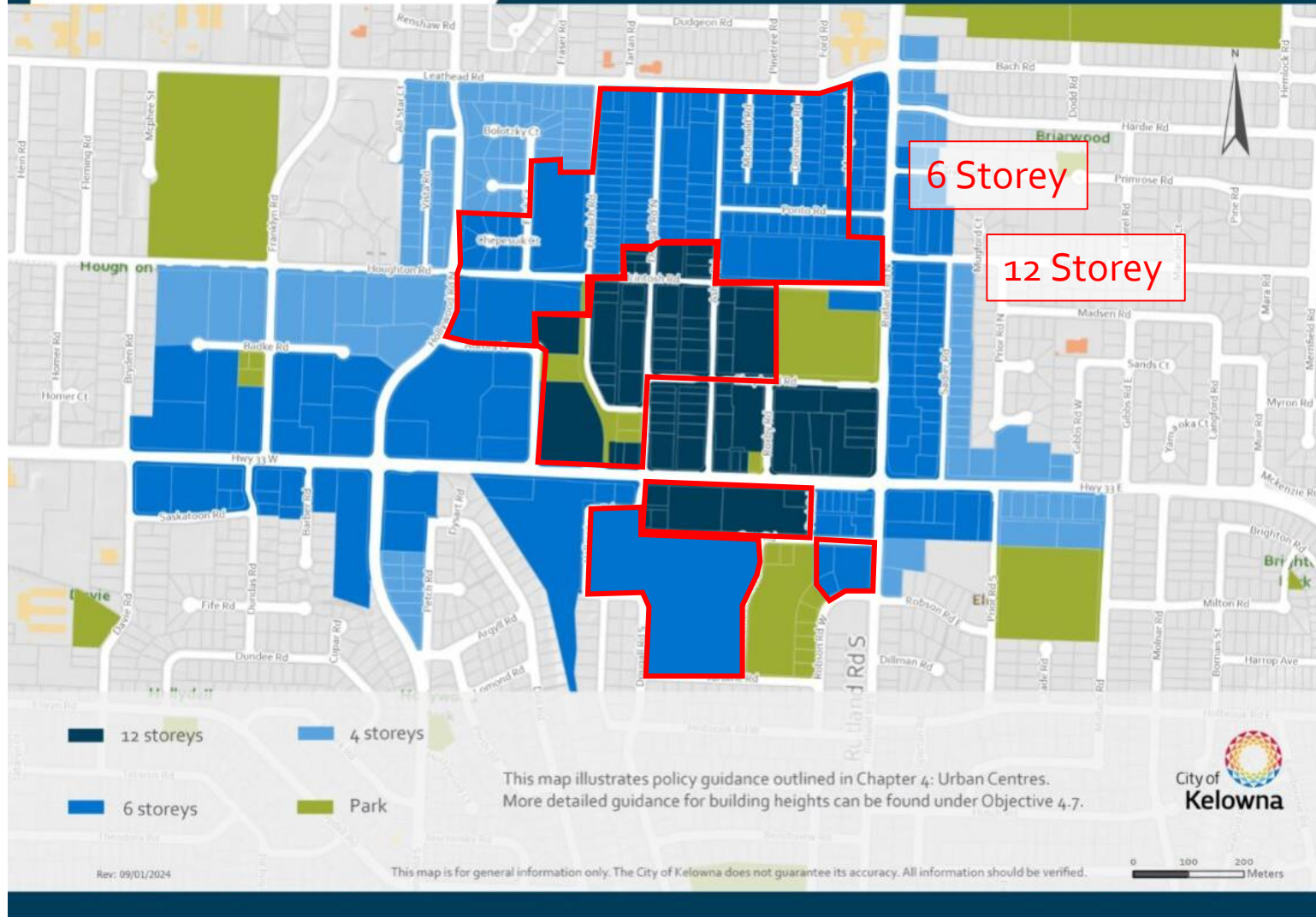
Rutland Building Heights



Proposed Map

2040 Official Community Plan

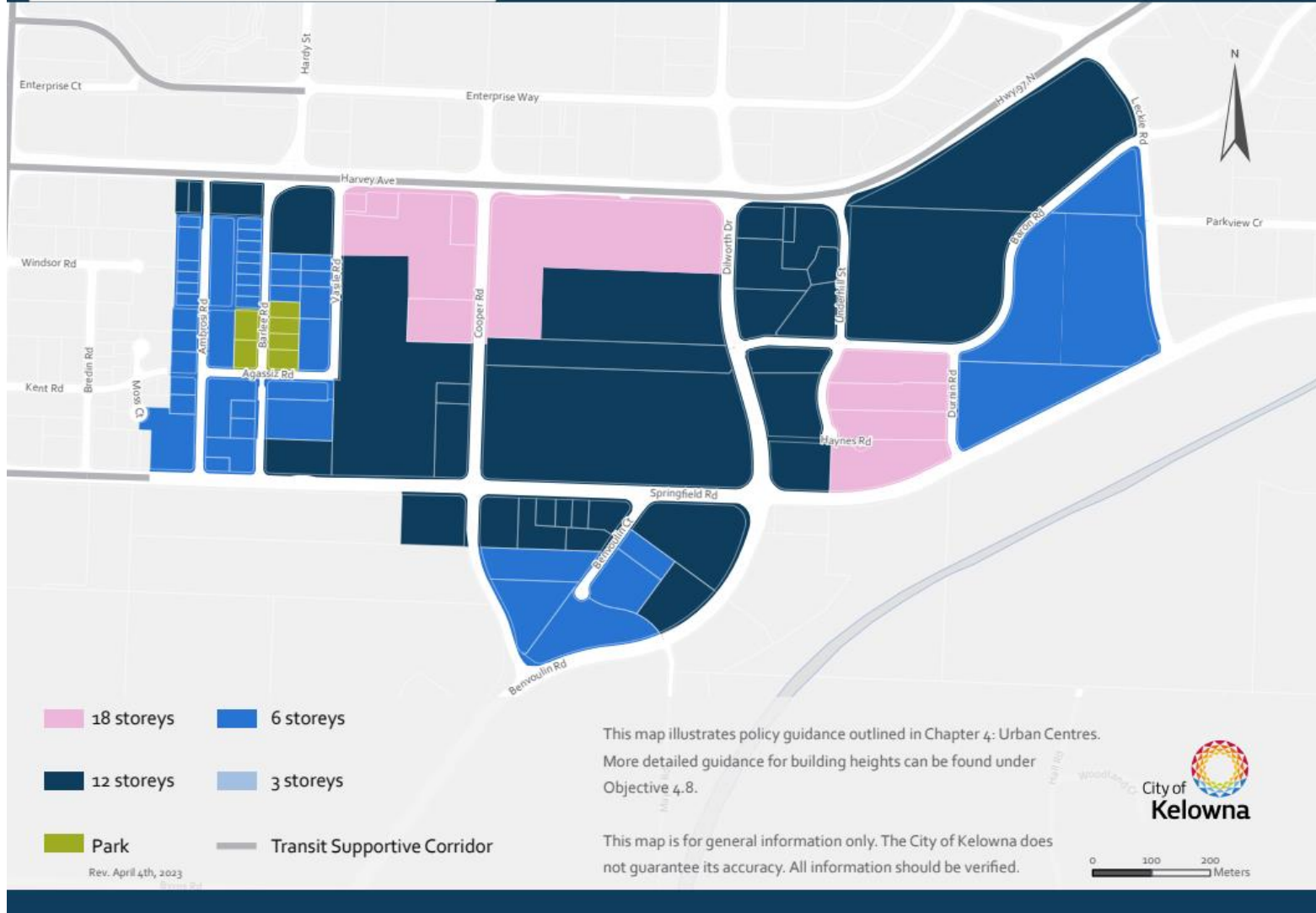
Map 4-7 Rutland Building Heights



No Change Proposed

2040 Official Community Plan

Map 4-9 Midtown Building Heights



Staff Recommendation

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



Conclusion of Staff Remarks