

City of Kelowna - Accuracy and correctness not guaranteed.

Map: 423 x 456 m -- Scale 1:2,500

2015-07-13

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

Zoning Bylaw No. 8000

| No. | Section | Existing Text | Proposed Text | Explanation of change |
|-------------------|---|--|--|--|
| 1 | 1 - CD 22 7.3 Secondary Uses | | Add "Financial Services" as Secondary use | Allows Financial Services as a secondary use to accommodate a potential tenant on the commercial building. |
| 2. | CD 22 7.5 Density | 7.5 Parcel Size The maximum number of lots to be created from these Sub-Areas A and B is two and if created, such parcels shall have the area, size and shape of CD22 Central Green Sub- Areas A and B, all as shown on Plan CG-1. | 7.5 Parcel Size The maximum number of lots to be created from these Sub-Areas A and B is four. | The applicants intend to have a mix of commercial, rental and strata units in Areas A & B, and require flexibility in the number of parcels to accommodate all tenures. |
| CD 22 7.6 Density | If the lands in Sub-Areas A and B are subdivided into two parcels, then the maximum permitted density in Sub-Area A shall be the lesser of Gross Floor Area 20,000m² or FAR 3.3, and the maximum permitted density on Sub-Area B shall be the lesser of Gross Floor Area 40,000m² or FAR 4.5; however if the lands on Sub- Area A and B are not subdivided to create two separate parcels and constitute a single parcel then the maximum permitted density permitted shall be 60,000m ² of Gross Floor Area or FAR | 7.6 Density (a) The maximum permitted FAR in Sub-Area AB shall be 4.0. | Greatly simplifies density calculations. Reduces maximum density in Area AB to allow additional density elsewhere on site. | |

| | | | | | |
|-------------------|-----|--|--|---|---|
| | | 4.0. | <p>Setbacks</p> <p>(a) The minimum front yard setback along Harvey Avenue is 4.5m.</p> <p>(b) The minimum rear and side yard setbacks, excluding the parking structure, shall be 3.0m.</p> <p>(c) The parking structures must have a 0.0m rear yard setback and must be coordinated with the parking structure of Sub-Areas C and G to ensure a contiguous public open space is created above the parking structures.</p> | <p>7.9 Setbacks</p> <p>(a) The minimum setback along Harvey Avenue is 0.0m.</p> <p>(b) The minimum setback along Richter Avenue is 0.0m.</p> <p>(c) The minimum side yard setback where not fronting Richter is 3.0m.</p> <p>(d) The minimum rear yard setback, excluding the parking structure is 3.0m.</p> <p>(e) The parking structures must have a 0.0m rear yard setback and must be coordinated with the parking structure of Sub-Areas C and G to ensure a contiguous public open space is created above the parking structures.</p> | <p>Amends setback for Richter frontage, to allow commercial development to be built directly to property line.</p> |
| CD 22 Setbacks | 7.9 | <p>8.1 Permitted Uses</p> <p>The uses set out above are permitted, provided that:</p> <p>(a) Off-street vehicular parking and off-street loading must only be sited and located below grade at street level</p> | <p>8.1 Permitted Uses</p> <p>The uses set out above are permitted, provided that:</p> <p>(a) Off-street vehicular parking and off-street loading must only be sited and located below grade at street level</p> | <p>Delete</p> | <p>Delete. A small number of business visitor parking lots are proposed for the site, to allow for access and deliveries to the plaza commercial sites.</p> |
| CD 22 8.3 Density | 8.1 | <p>Density</p> <p>If the lands Sub-Areas C and G are subdivided into two parcels, then the maximum permitted density in each of Sub-Areas C and G shall be the lesser</p> | <p>8.3 Density</p> <p>(a) The maximum permitted FAR in Sub-Area C shall be 2.0.</p> <p>(b) The maximum permitted FAR in Sub-Area G shall be 2.0.</p> | <p>8.3 Density</p> <p>(a) The maximum permitted FAR in Sub-Area C shall be 2.0.</p> <p>(b) The maximum permitted FAR in Sub-Area G shall be 2.0.</p> | <p>Increases Density allowed in sub-areas further from Harvey</p> |

| | | | | |
|---------------------------------------|--|---|--|--|
| | | <p>of Gross Floor Area of 6500m² or FAR of 1.6; however, if the lands Sub-Areas C and G are not subdivided to create two parcels and constitute a single parcel, then the maximum density permitted density shall be the lesser of Gross Floor Area 13,000m² or 1.6 FAR.</p> <p>(b) The minimum rear yard setback, excluding the parking structure, shall be 12.0m.</p> | | |
| CD 22 8.6 Setback | | | <p>(b) The minimum rear yard setback, excluding the parking structure, shall be 7.0 m.</p> | <p><i>Allows reconfiguration of strata buildings.</i></p> |
| CD 22 9.1 Permitted Uses | | <p>9.1 Permitted Uses The uses set out above are permitted, provided that: (a) Off-street vehicular parking and off-street loading must only be sited and located below grade at street level</p> | Delete | <p><i>Delete. A small number of business visitor parking lots are proposed for the site, to allow for access and deliveries to the plaza commercial sites.</i></p> |
| CD 22 9.3 Density | | <p>9.3 Density The permitted density in this CD22 Central Green Sub-Area D must not exceed a Gross Floor Area of the lesser of 3,900 m² or an FAR of 1.50</p> | <p>9.3 Density The maximum permitted FAR in Sub-Area D shall be FAR 2.0.</p> | <p><i>Increases Density allowed in sub-areas further from Harvey</i></p> |
| CD22 Annexure 1 2.15 Plan CG-1 | | | <p>Replace Plan CG-1 with Amended Plan CG-1</p> | <p>Replace with amended site plan</p> |

| | | | |
|--|--|----------------------------------|--|
| <p>CD22 Annexure 1 2.16 Plan Central Green Design Guidelines</p> | | Delete Plan | Redundant and inconsistent with requirements elsewhere in Zoning Bylaw |
| <p>CD22 Annexure 1 3.1.2.6 Towers</p> | <p>h) Maximum Gross Floor Area for all floor levels above podium is 750 m² i) The maximum height of the buildings located within CD22 Sub-Area A & B shall be as follows...</p> | Delete 3.1.2.6.h) and 3.1.2.6.i) | Remove Zoning style language from guidelines |

CITY OF KELOWNA

MEMORANDUM

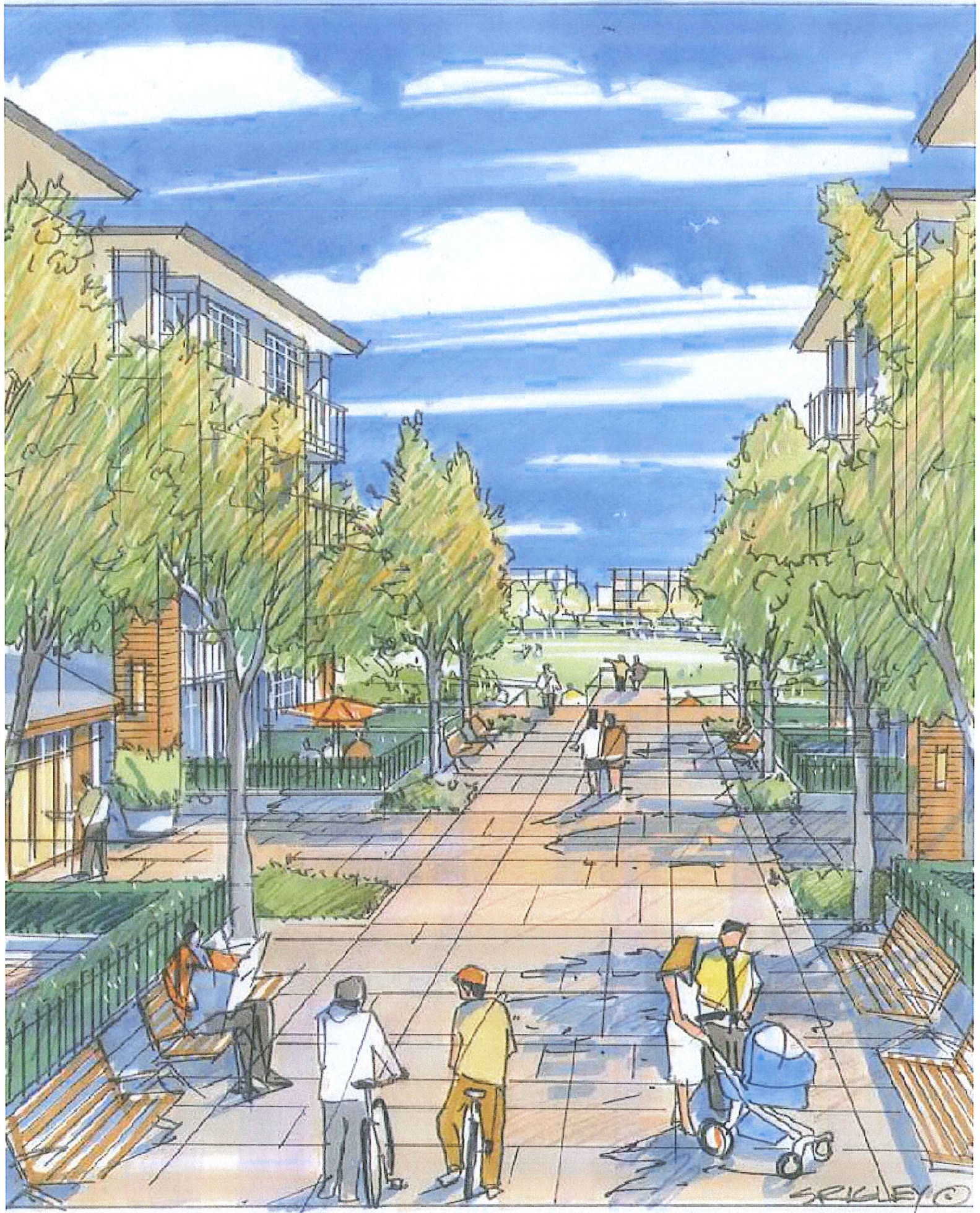
Date: April 27, 2015
File No.: TA15-0003
To: Urban Planning Department (RR)
From: Development Engineer Manager (SM)
Subject: Central Green CD22 - (653 Harvey Av, 1775 Chapman Pl, 1770 & 1800 Richter Street)

Development Engineering Services comments and requirements regarding this text amendment are as follows:

1. The proposed concept plans do presents concerns with access locations and access movements to and from the site. Development Engineering with the support of Transportation is working with the applicant to address these concerns which will satisfy the City's road network and the safety of all vehicular movements to and from the site.
2. The subject properties servicing and upgrades required will be dealt with at Development/Building Permit application.

Steve Muenz, P.Eng.
Development Engineering Manager

SS





SKINNEY ©

