

CITY OF KELOWNA

BYLAW NO. 12619

TA24-0001– Small-Scale Multi-Unit Housing and Transit Oriented Areas

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 12375 be amended as follows:

1. THAT **Section 1 – General Administration, 1.6 – Applications in Process, 1.6.1** be deleted in its entirety;
2. AND THAT **Section 1 – General Administration, 1.6 – Applications in Process** be amended by adding the following in its appropriate location:

"1.6.2 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 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. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, BOARDING OR LODGING HOUSE** be amended by:

Deleting the following:

"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."

And replacing it with:

"ground oriented dwelling unit in which the owner or manager may supply sleeping unit accommodation for family and for remuneration.";

4. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions** be amended by deleting the following:

“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.”;

5. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions** be amended by adding the following in its appropriate location:

“ **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.”;

6. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, DWELLING** be amended by adding **“UNIT”** after **“DWELLING”**;

7. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, DWELLING** be amended by deleting **“Secondary suites are considered a separate dwelling unit.”** and replacing it with **“A secondary suite and a carriage house are each considered a dwelling unit.”**;

8. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SECONDARY SUITE** be amended by deleting **“housing unit, a semi-detached housing unit, or a duplex unit”** and replacing it with **“dwelling, a semi-detached unit, a duplex unit, or a townhouse unit”**;

9. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SECONDARY SUITE** be amended by:

- a) Deleting **“.”** after **“building that is a single real estate entity”** and replacing it with **“;”**, and
- b) Adding the following in its appropriate location: **“(g) Located on a lot serviced with community water.”**;

10. AND THAT **Section 5 – Definitions & Interpretations, 5.3 – General Definitions, SINGLE DETACHED HOUSING** be amended by deleting **“HOUSING”** and replacing it with **“DWELLING”**;

11. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, Table 7.2 – Tree & Landscaping Planting Requirements** be deleted in its entirety and replaced with Table 7.2 outlined in **Schedule A** as attached to and forming part of this bylaw;

12. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, 7.2.3** be deleted in its entirety and replaced with the following:

“7.2.3 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.”;

13. AND THAT **Section 7 – Site Layout, 7.2 – Landscaping Standards, 7.2.10** be deleted in its entirety;
14. AND THAT **Section 7 – Site Layout, 7.3 Refuse and Recycling Bins** be deleted in its entirety and replaced with Section 7.3 as outlined in **Schedule B** as attached to and forming part of this bylaw;
15. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.2** be deleted in its entirety and replaced with the following:

“**8.2.2** 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.”;
16. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.4** be deleted in its entirety and replaced with the following:

“**8.2.4** 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.”;
17. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.5** be deleted in its entirety;
18. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.5** be amended by deleting **Figure 8.2.5 – Parking Stall Configurations** in its entirety;
19. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.6** be deleted in its entirety and replaced with the following:

“**8.2.6** Tandem parking spaces are permitted only for:

 - (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.”;
 20. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, Table 8.2.7.b Ratio of Parking Space Sizes** be deleted in its entirety and replaced with Table 8.2.7.b as outlined in **Schedule C** as attached to and forming part of this bylaw;
 21. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.17 Accessible Parking Standards** be deleted in its entirety and replaced with Section 8.2.17 as outlined in **Schedule D** as attached to and forming part of this bylaw;

22. AND THAT **Section 8 – Parking and Loading, 8.2 – Off-Street Parking Regulations, 8.2.18 Electric Vehicle Charging** be deleted in its entirety and replaced with Section 8.2.18 as outlined in **Schedule E** as attached to and forming part of this bylaw;
23. AND THAT **Section 8 – Parking and Loading, 8.3 – Required Off-Street Parking Requirements, Table 8.3 – Required Residential Off-Street Parking Requirements** be deleted in its entirety and replaced with Table 8.3 as outlined in **Schedule F** as attached to and forming part of this bylaw;
24. AND THAT **Section 8 – Parking and Loading, 8.3 – Required Off-Street Parking Requirements, Table 8.3.1 – Other Residential Parking** be deleted in its entirety and replaced with Table 8.3.1 as outlined in **Schedule G** as attached to and forming part of this bylaw;
25. AND THAT **Section 8 – Parking and Loading, 8.5 – Off-Street Bicycle Parking, Table 8.5 – Minimum Bicycle Parking Required** be amended by:
 - a) Adding “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” to the “Apartment Housing” row under “Required Long-term”;
 - b) Adding in the appropriate location **Map 8.3.a, Map 8.3.b, Map 8.3.c, and Map 8.3.d** as attached to and forming part of this bylaw;
26. AND THAT **Section 9 – Specific Use Regulations, 9.3 – Bed and Breakfast Homes, 9.3.1** be amended by:
 - a) Deleting “the principal building” and replacing it with “a Single Detached Dwelling”;
 - b) Deleting “and” after “area of 11 metres² each”;
 - c) Deleting “.” after “breakfast operation is located” and replacing it with “;”, and
 - d) Adding the following in its appropriate location:

“(c) Short-term rental accommodation is not permitted in combination with a bed and breakfast home, and

(d) 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.”;
27. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.2 – Sub-Zones** be deleted in its entirety and replaced with Section 10.2 as outlined in **Schedule H** as attached to and forming part of this bylaw;
28. AND THAT **Section 10 – Agriculture & Rural Residential Zones, Section 10.3 – Permitted Land Uses** be deleted in its entirety and replaced with Section 10.3 as outlined in **Schedule I** as attached to and forming part of this bylaw;

29. AND THAT **Section 11 – Single and Two Dwelling Zones** be deleted in its entirety and replaced with Section 11 as outlined in **Schedule J** as attached to and forming part of this bylaw;
30. AND THAT **Section 13 – Multi-Dwelling Zones** be deleted in its entirety and replaced with Section 13 as outlined in **Schedule K** as attached to and forming part of this bylaw;
31. AND THAT **Section 14 – Core Area & Other Zones, 14.11 – Commercial and Urban Centre Zone Development Regulations** be amended by inserting a row for “Min. Riparian Management Area and Trail width” under the “Max. Parkade Exposure” row, and by adding the following under “C1”, under “C2”, under “CA1”, under “VC1”, under “UC1”, under “UC2”, under “UC3”, under “UC4”, and under “UC5”:

“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.”;

32. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC3 (Midtown)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Deleting “3.3” after “For areas identified as 12 storeys =” and replacing it with “3.5”;
33. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC4 (Rutland)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Deleting “3.3” after “For areas identified as 12 storeys =” and replacing it with “3.5”;
34. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “UC5 (Pandosy)”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended as follows:
 - a) Adding “.13” after “For areas identified as 6 storeys = 1.8 FAR ⁹”, and
 - b) Adding “For areas identified as 12 storeys = 3.5 FAR ⁹” in its appropriate location;
35. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, “CA1”** under “Min. Density (if applicable) & Max. Base Density FAR ¹, ⁷” be amended by adding “.4” after “= 1.6 FAR except 1.8 FAR when lot is fronting a Transit Supportive Corridor”;

36. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTE ¹²** be amended by deleting “RU4,”;

37. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTES** be amended as follows:

Deleting the following:

“⁴ The maximum height for hotels is permitted to be 12 storeys & 39.0 m only in situations where:

- 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”

And replacing it with:

“⁴ The base FAR is adjusted to 3.5 and the maximum height is adjusted to 12 storeys & 39 metres only in situations where:

- 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;”;

38. AND THAT **Section 14 – Core Area & Other Zones, Section 14.14 – Density and Height, FOOTNOTES** be amended by adding the following in its appropriate location:

“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.”;

39. AND FURTHER THAT the footer at the bottom of all sections be deleted in its entirety and replaced by the footer as outlined in **Schedule L** as attached to and forming part of this bylaw.

40. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 11th day of March, 2024.

Approved under the Transportation Act this 12th day of March, 2024.

Audrie Henry

(Approving Officer – Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

Table 7.2 – Tree & Landscaping Planting Requirements			
cm =centimetres / m = metres / m ² = square metres			
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	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.		
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</p> <p>Medium: 2 m radius from centre of tree up the second storey of the building</p> <p>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 / 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	
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**.

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
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^{.7} The minimum landscaping and number of trees required are only required when a lot contains three 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.

Schedule B

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.

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.

Schedule C

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
<p>FOOTNOTES (Section 8.2.7):</p> <ul style="list-style-type: none"> 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%. 		

Schedule D

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
10 – 50 units	1 space	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 <u>Parking Spaces</u>	<u>Min.</u> Number of Required Van-Accessible <u>Parking Spaces</u>
51-100 units	2 <u>spaces</u>	1 <u>space</u>
101 – 200 units	3 <u>spaces</u>	1 <u>space</u>
201-300 units	4 <u>spaces</u>	1 <u>space</u>
301-400 units	5 <u>spaces</u>	1 <u>space</u>
Over 400 units	6 <u>spaces</u>	2 <u>spaces</u>

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.

Schedule E

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]

Schedule F

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 CD20 Zone	Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences &				Min 0.14 spaces ^{.11} & Max 0.2

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	
	Max 1.5 spaces per dwelling unit				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.

Table 8.3 – Required Residential Off-Street Parking Requirements

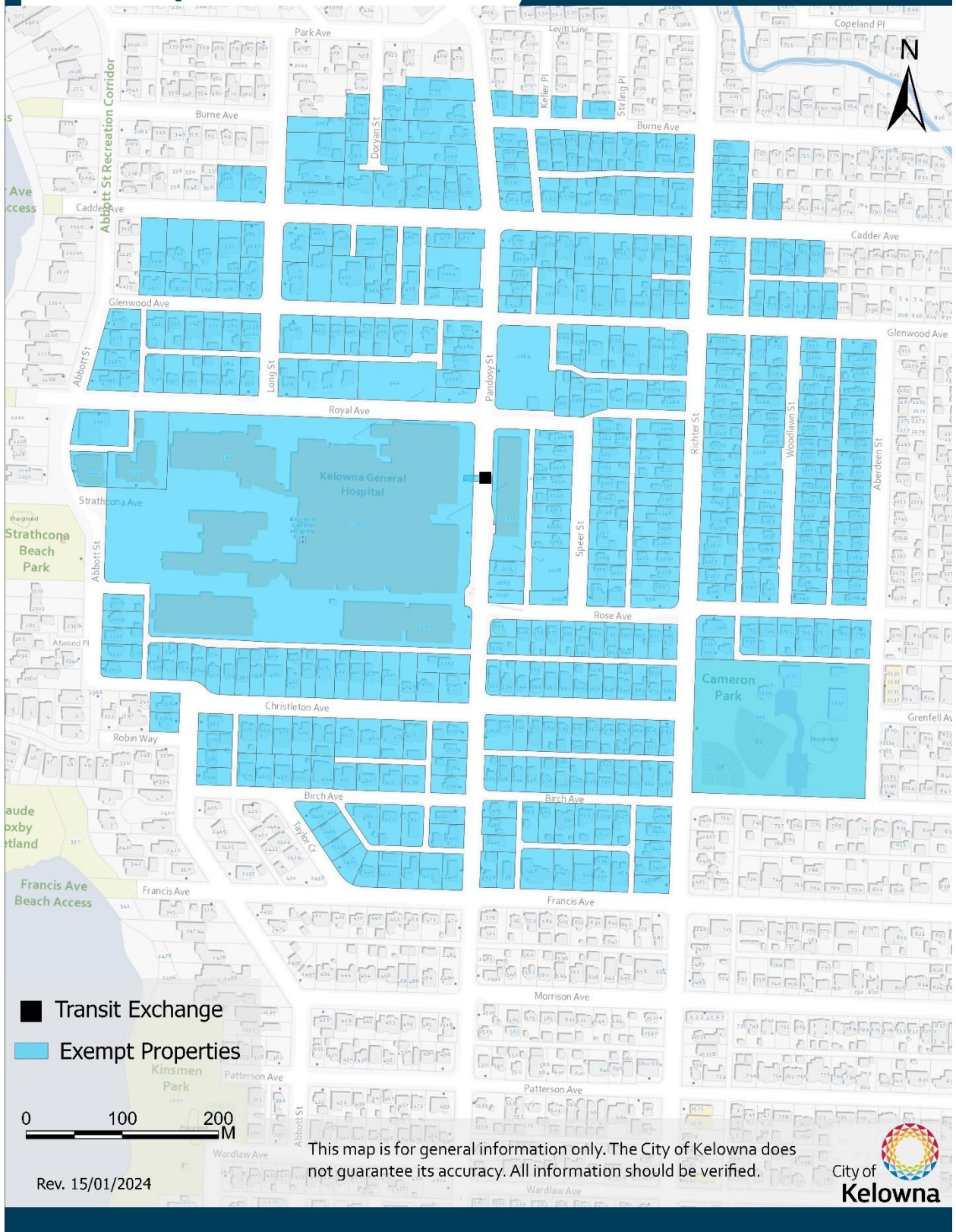
Location of Residential Development	Required Parking by Unit Type				Visitor Parking Required ^{.1, .2}
	Studio Units	1 – bedroom Units	2 – bedroom Units	3 – bedroom or more Units	

^{.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

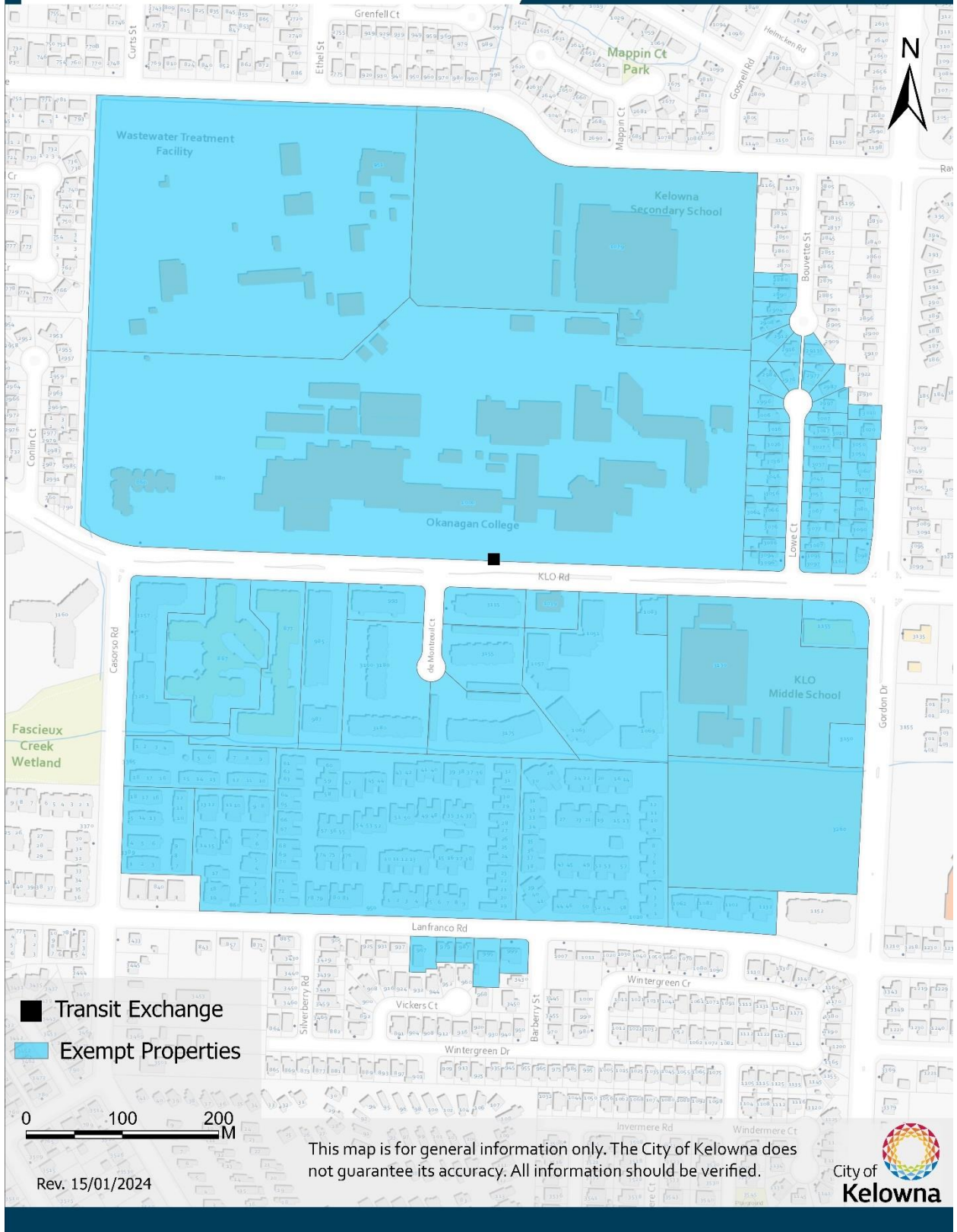
Hospital Exchange



Residential Parking Exemptions

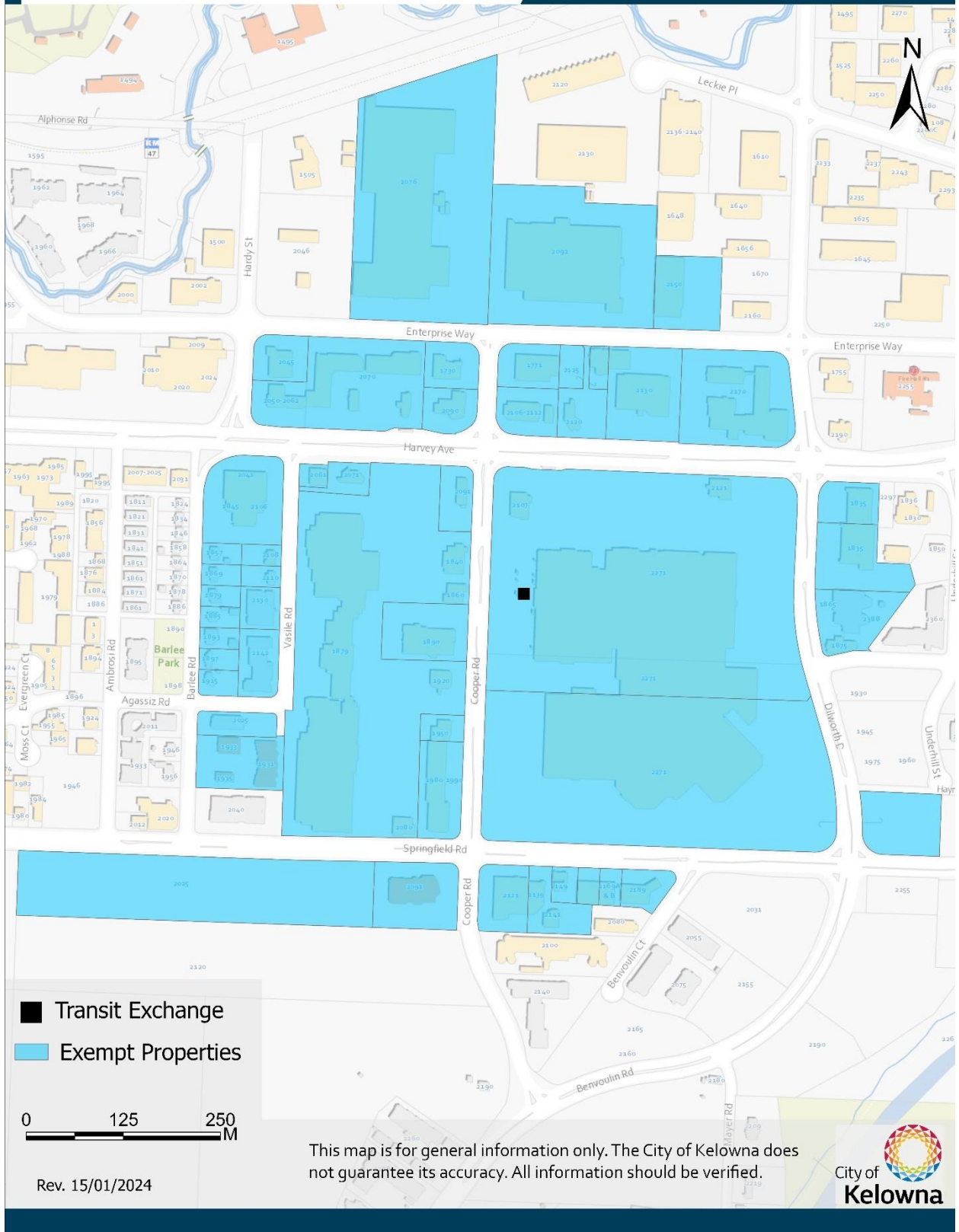
Map 8.3.b

Okanagan College Exchange



Residential Parking Exemptions

Map 8.3.c Orchard Park Exchange



Residential Parking Exemptions

Map 8.3.d Rutland Exchange

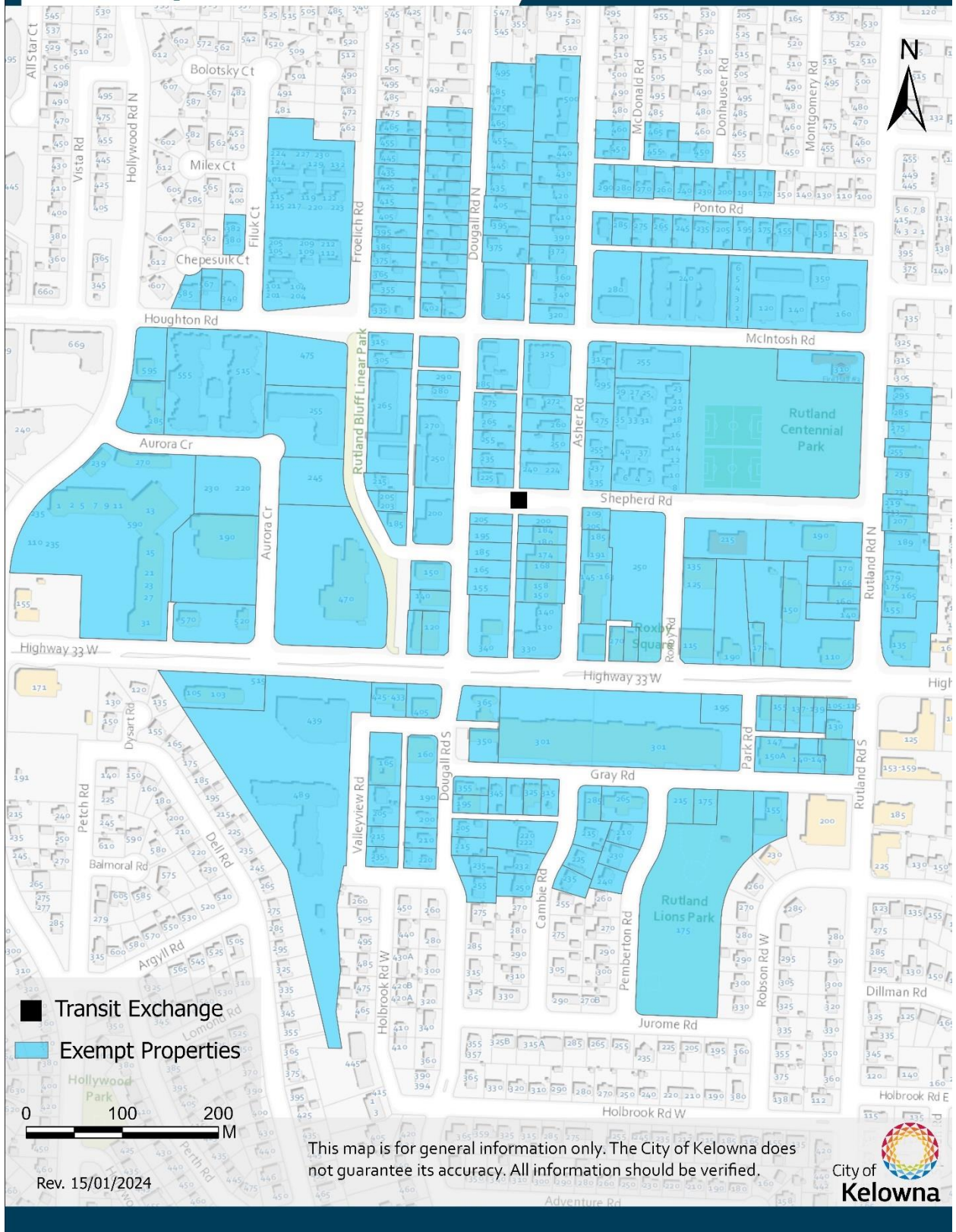


Table 8.3.1 Other Residential Parking

GFA = gross floor area
m² = 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]

Schedule H

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.

Schedule I

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}	-
Kennels	P ^{.5}	P ^{.5}	P ^{.5}	-

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
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]

Schedule J

SECTION 11 -

Suburban Residential Zones

Section 11.1 - Zone Purposes	
Zones	Purpose
RU1 – 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 .
RU2 – 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 .
RU3 – 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]
RU5 – 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
RU1 – Large Lot Housing	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	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.
RU3 – Small Lot Suburban Housing	n/a	n/a
[Deleted]	[Deleted]	[Deleted]
RU5 – 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.
- ^{-.10} [Deleted]

Section 11.4 – Subdivision Regulations

m = metres / m² = 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 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.
- ^{.3} The minimum **lot area** is 325 m² when the **lot** has access to a **rear lane** or strata road.

Section 11.5 – Development Regulations

m = metres / m² = 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 / m² = square metres

	Zones				
	RU1 ^{.1}	RU2 ^{.1}	RU3 ^{.1}	[Deleted]	RU5 ^{.1}
<p>^{.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.</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 principal buildings and / or accessory structures within a building strata.</p> <p>^{.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.</p> <p>^{.7} [Deleted]</p> <p>^{.8} [Deleted]</p> <p>^{.9} [Deleted]</p> <p>^{.10} The minimum side yard setback for any accessory structures or carriage houses is 1.5 metres.</p> <p>^{.11} The maximum site coverage of all buildings when a lot contains three or more dwelling units is 55%.</p> <p>^{.12} The maximum site coverage of all buildings, structures, and impermeable surfaces when a lot contains three or more dwelling units is 75%.</p> <p>^{.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.</p>					

Section 11.6 –Density and Height Development Regulations

m = metres / m² = 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 Elevation	12.5 m	12.5 m	12.5 m	12.5 m

Section 11.6 –Density and Height Development Regulations

m = metres / m² = square metres / FAR = floor area ratio / GFA = gross floor area

	Zones			
	RU1	RU2	RU3	RU5
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 m² 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.

Schedule K

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}
Group Home	P ^{.1}	P ^{.1}	-	P ^{.1}
Health Services	P ^{.5}	-	S ^{.2}	P ^{.10}

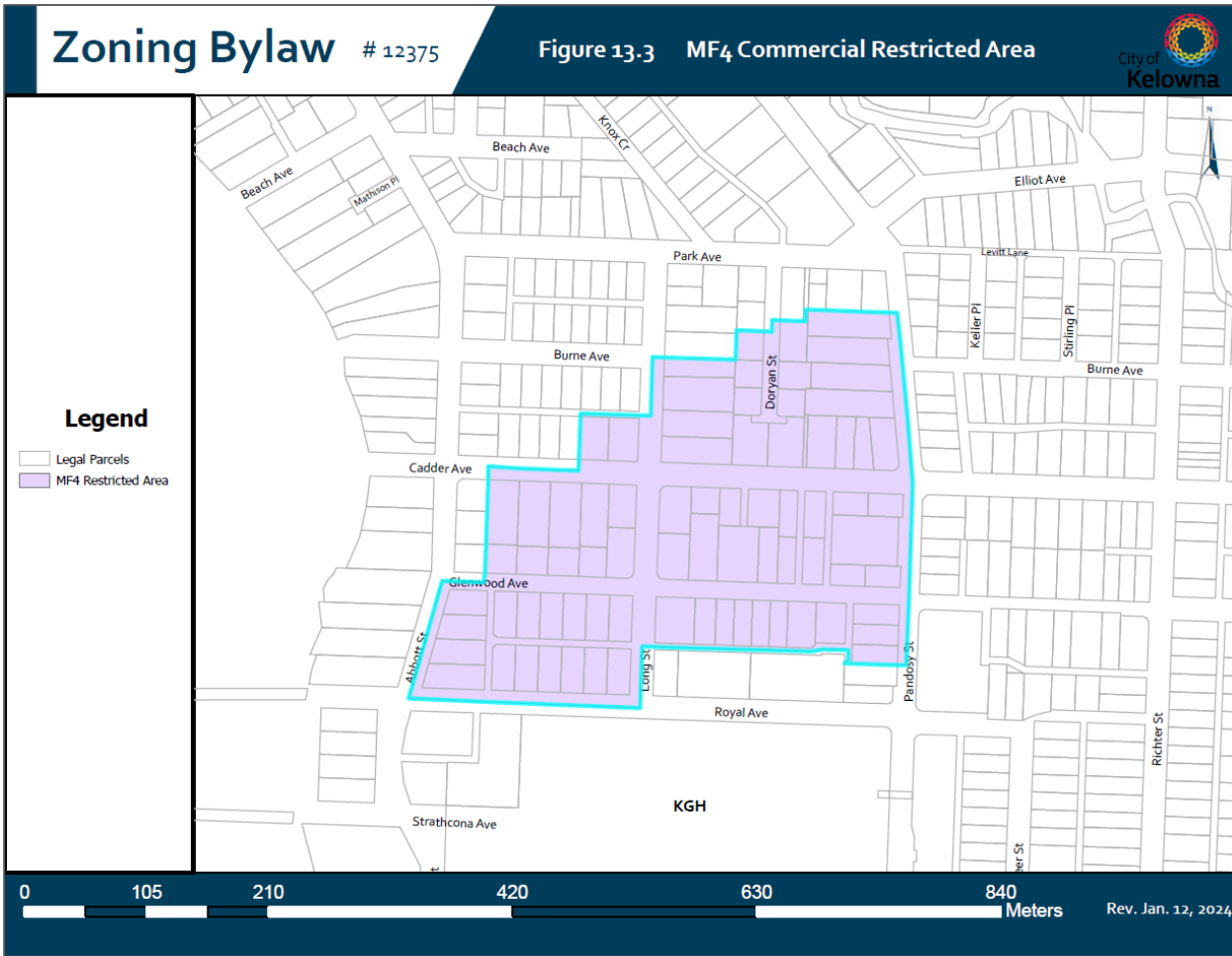
Section 13.3 - Permitted Land Uses

Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
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-oriented dwelling units within village centres.
- ^{.7} [Deleted].

Section 13.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	MF1	MF2	MF3	MF4
<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 / m² = 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 / m² = square metres

	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4
			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}		
Min. Roadway Width	n/a	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.			
Min. Riparian Management Area	n/a	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.			
Max. Net Floor Area for Secondary Suites	90 m ²				
Max. Building Footprint per Accessory Buildings / Structures	90 m ²				
Max. Building Frontage	A continuous building frontage shall not exceed 100 m in length.				

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones				
	MF1 - Two Dwellings Units or Less	MF1 - Three Dwellings Units or More	MF2	MF3	MF4

FOOTNOTES (Section 13.5):

¹ [Deleted]

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 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:

- 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.
- b) The minimum net floor area for ground-oriented residential units on the first floor is 11 m². See example diagram Figure 5.13.
- c) The abutting boulevard must have an installed sidewalk and irrigated landscape boulevard with street trees.

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.

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).

⁶ Minimum building setbacks apply only to buildings 5 storeys and taller. The setback can occur on any floor above the second storey.

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.

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.

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.

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} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5} ^{.8}			
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 storeys

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	MF4
				22.0 m / 6 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:

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	MF4
(a) lots are fronting a Provincial Highway; and				
(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				
(c) the abutting lots are not zoned A1, A2, RR1, or RR2; and				
(d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP.				
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 m ² of commercial GFA.				
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.				
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.				
⁸ The minimum density does not apply to MF1 zoned lots addressed on Cadder Avenue between Richter Street and Ethel Street.				

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.

Schedule L

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
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