

# CITY OF KELOWNA

## BYLAW NO. 11077

### Official Community Plan Amendment No. OCP14-0002 Amendments to Chapter 14 - Urban Design DP Guidelines

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A bylaw to amend the "*Kelowna 2030 - Official Community Plan Bylaw No. 10500*".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT Map 5.8 - Urban Design DP Area Designation of "*Kelowna 2030 - Official Community Plan Bylaw No. 10500*" be deleted in its entirety and replaced with a new Map 5.8 - Urban Design DP Area Designation as outlined in Schedule "A" attached;
2. AND THAT Chapter 14 - Urban Design DP Guidelines, A. Comprehensive Development Permit Area (Multiple unit Residential, Commercial and Industrial Design Guidelines) be amended by adding a new Section 18.0 Transitional Industrial in its appropriate location the following:

#### **"18.0 Transitional Industrial**

In areas designated for Industrial - Limited use, these guidelines must be considered as well as all other guidelines in this section.

- 18.1 Industrial development adjacent to residential land uses must be planned, landscaped and screened to maintain the privacy of residential uses.
- 18.2 Where new industrial development is occurring adjacent to residential uses, window openings shall be placed to reduce the opportunity for overlook and be offset from residential windows.
- 18.3 Unfinished concrete block shall not be used as an exterior building material for principal facades or where the façade faces a residential land use.
- 18.4 Where loading doors face the street, they shall be set back from the main building plane.
- 18.5 The primary entrance of the main building on site should face the roadway.
- 18.6 Where security concerns limit windows and other openings, building design should employ other design techniques to avoid creating long blank walls.
- 18.7 Rooftop screening of mechanical and electrical equipment must be provided using materials consistent with the treatment of principal facades.

- 18.8 All lighting shall be oriented facing the site, pointed in a downward direction and constructed at the lowest practical elevation to minimize light trespass over surrounding properties.
  - 18.9 Tall, broadcast or flood lights are not permitted.
  - 18.10 Where possible, parking and outdoor storage should be located behind buildings or other structures. Where parking and storage is not behind buildings, it must be screened with landscaping or fencing.
  - 18.11 Unpaved parking and storage surfaces should be made dust free through design or treatment.”
3. 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 time by the Municipal Council this 13<sup>th</sup> day of April, 2015.

Considered at a Public Hearing on the 28<sup>th</sup> day of April, 2015.

Read a second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2015.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

Schedule "A"

