

Row	Name	Value
1	AddrSearch_1_LegalId	25C171013161759278853
2	AppTypeSlct_1_Boundary	1
3	AppTypeSlct_1_HomeBased	0
4	AppTypeSlct_1_InterMunicipal	0
5	AppTypeSlct_1_RelDate	
6	AppTypeSlct_1_Renewable	1
7	AppTypeSlct_1_Seasonal	0
8	AppTypeSlct_1_StartDate	2023-01-09
9	Confirm_1_Provision	I declare that I am the person named as "applicant" and am the owner or operator of the business, or the owner or operator's agent duly authorized in writing. I understand that checking this box is equivalent to providing a legal signature, and I confirm that all information provided and recorded on this application is true and accurate. I declare that I have done my due diligence and am aware of any restrictions and conditions from bulletins or bylaws posted at Kelowna.ca that may pertain to
10	Confirm_2_Provision	Privacy Notification: This information is being collected for the purpose of determining the applicant's eligibility to obtain and maintain a Business Licence in the City of Kelowna pursuant to its Bylaws. In providing this information, you have consented to its use for the above-described purpose and declare that all information provided herein is correct. This information may be shared with applicable City of Kelowna departments and related agencies for the purpose of required inspections, approval of
11	Confirm_3_Provision	All licences are effective from January 1st to December 31st of the Licence year, excluding licences that operate on a per day basis or on a basis other than annual. All licences are transferable with proof of change of ownership documentation and payment of a change of licence fee, excluding Short-Term Rentals. All licence fee(s)
12	Journey_1	ACCOUNT CREATED ONLINE
13	LicDocs_1_Count	2.00000000
14	LicDocs_1_FileName	LPN ID.jpg
15	LicDocs_1_InternalFileName	OTHER
16	LicDocs_1_PublicName	Other
17	LicDtIs_1_AttrName	Have you done any renovations or improvements?
18	LicDtIs_1_AttrPickId	20132C200303133815225206
19	LicDtIs_1_AttrTyprId	20132C200303133054269098
20	LicDtIs_1_AttrValue	NO RENOVATIONS
21	LicDtIs_1_Count	5.00000000
22	LicDtIs_1_eBilling	1
23	LicDtIs_1_LicDescription	KELOWNA ART LODGE
24	LicDtIs_2_AttrName	Floor area (m2)
25	LicDtIs_2_AttrTyprId	89496C190702174939577103
26	LicDtIs_2_AttrValue	350.00000000
27	LicDtIs_3_AttrName	# of employees
28	LicDtIs_3_AttrTyprId	89496C190702174946027232
29	LicDtIs_3_AttrValue	
30	LicDtIs_4_AttrName	# of suites/rooms
31	LicDtIs_4_AttrTyprId	89947C190704091633716035
32	LicDtIs_4_AttrValue	7.00000000
33	LicDtIs_5_AttrName	Applicant name
34	LicDtIs_5_AttrTyprId	29209C200603131637307459
35	LicDtIs_5_AttrValue	AXLE HILDEBRAND
36	LICENCEE_1_Business2Email	
37	LICENCEE_1_Business2Fax	
38	LICENCEE_1_Business2Name	
39	LICENCEE_1_Business2Phone	
40	LICENCEE_1_Count	1.00000000
41	LICENCEE_1_JointContactType	PERSON
42	LICENCEE_1_LongName	Licencee
43	LICENCEE_1_MailingAdd1	
44	LICENCEE_1_MailingAddr1	
45	LICENCEE_1_MailingAddr2	

Attachment 1

Row	Name	Value
46	LICENCEE_1_MailingCity	[REDACTED]
47	LICENCEE_1_MailingCountry	CANADA
48	LICENCEE_1_MailingHouse	[REDACTED]
49	LICENCEE_1_MailingPostZip	[REDACTED]
50	LICENCEE_1_MailingProvState	BRITISH COLUMBIA
51	LICENCEE_1_MailingStreet	[REDACTED]
52	LICENCEE_1_MailingUnit	[REDACTED]
53	LICENCEE_1_Person1Email	[REDACTED]
54	LICENCEE_1_Person1Fax	[REDACTED]
55	LICENCEE_1_Person1FirstName	DENNIS AXLE
56	LICENCEE_1_Person1LastName	HILDEBRAND
57	LICENCEE_1_Person1MInitial	R
58	LICENCEE_1_Person1Phone	250-833-2435
59	LICENCEE_1_Person2Cell	
60	LICENCEE_1_Person2Email	
61	LICENCEE_1_Person2Fax	
62	LICENCEE_1_Person2FirstName	
63	LICENCEE_1_Person2LastName	
64	LICENCEE_1_Person2MInitial	
65	LICENCEE_1_Person2Phone	
66	LICENCEE_1_PrimContactType	PERSON
67	LicTypeSlct_1_Count	1.00000000
68	LicTypeSlct_1_LicenceName	Rooming House, Private Nursing Home, Rest Home
69	LicTypeSlct_1_LicenceType	41340C200819082846989963
70	OrderNumber	93021.00000000
71	Settings	kLijbMSUXkch6OXf4IkynJtXsF9ULz1S5_B56ijpqMbQWwsSOF9IUlsoKYyBjdv_mfqXAtkFRvNXpu45jT7n0yDEi7vwPBm6qjPpga4If7IYBAbX5HC1eamsgnWKa0yHl
72	Templateld	90188C190704162919908136
73	TRADE_1_Business2Email	
74	TRADE_1_Business2Fax	
75	TRADE_1_Business2Name	
76	TRADE_1_Business2Phone	
77	TRADE_1_Count	1.00000000
78	TRADE_1_JointContactType	BUSINESS
79	TRADE_1_LongName	Trade
80	TRADE_1_MailingAdd1	[REDACTED]
81	TRADE_1_MailingAddr1	[REDACTED]
82	TRADE_1_MailingAddr2	[REDACTED]
83	TRADE_1_MailingCity	[REDACTED]
84	TRADE_1_MailingCountry	CANADA
85	TRADE_1_MailingHouse	[REDACTED]
86	TRADE_1_MailingPostZip	[REDACTED]
87	TRADE_1_MailingProvState	BRITISH COLUMBIA
88	TRADE_1_MailingStreet	[REDACTED]
89	TRADE_1_MailingUnit	[REDACTED]
90	TRADE_1_Person1Email	axle@kelownaartlodge.com
91	TRADE_1_Person1Fax	
92	TRADE_1_Person1FirstName	DENNIS AXLE
93	TRADE_1_Person1LastName	HILDEBRAND
94	TRADE_1_Person1MInitial	R
95	TRADE_1_Person1Phone	250-833-2435
96	TRADE_1_Person2Cell	
97	TRADE_1_Person2Email	

Row	Name	Value
98	TRADE_1_Person2Fax	
99	TRADE_1_Person2FirstName	
100	TRADE_1_Person2LastName	
101	TRADE_1_Person2MInitial	
102	TRADE_1_Person2Phone	
103	TRADE_1_PrimContactType	PERSON

Attachment 2



Apr 24, 2023

HILDEBRAND, DENNIS AXLE R
[REDACTED]

Dear Sir/Madam:

Re: Business Licence Application Number 4092136
911 BERNARD AVE

BUSINESS LICENCE APPLICATION REJECTED

Please be advised that Business Licence Application Number 4092136 with the City of Kelowna ***has been rejected***. The reason for this rejection is that secondary suites cannot be located in a boarding or lodging house. On December 6, a previous business licence application 4091852 for the same business type at the same location was rejected and direction was provided to bring the property into compliance by March 26, 2023. As of April 24, 2023 compliance has not been met.

The City of Kelowna Business Licence and Regulation Bylaw No. 7878, Section 4.4, states:

"No person shall carry on a business for which a licence is required by this bylaw within the City without holding a valid and subsisting licence for the carrying on of such business."

If you conduct a business or continue to conduct a business without a valid licence, the City may take enforcement steps against you, which could include but is not limited to the laying of charges, for which you may be liable upon summary conviction to a fine of up to \$10,000.

For further information please contact the Business Licensing department at the City of Kelowna by phone at 250-469-8617 or by e-mail at businesslicences@kelowna.ca.

Thank you,

A handwritten signature in cursive script, appearing to read "G. March".

Graham March
Licensing and Systems Improvement Supervisor

GM:

Business Licensing
kelowna.ca/business
businesslicences@kelowna.ca
250-469-8617
1435 Water Street
Kelowna, BC V1Y 1J4

OPTIONS TO MOVE FORWARD TO ACHIEVE COMPLIANCE AND OBTAIN A BUSINESS LICENCE

- 1.) If further clarification is required regarding the rejection, please reach out to the contact provided.
- 2.) Once all licensing requirements have been met, you may re-apply for a business licence with the City of Kelowna. Per Business Licence and Regulation Bylaw No. 7878 – Section 5 – your \$25.00 application fee is non-refundable.
- 3.) If you believe that the City has misinterpreted your business licence application or the contact provided has been unable to provide a satisfactory explanation or resolution to your concerns, you may at no charge, request that Council reconsider the decision of the Licensing and Systems Improvement Supervisor to deny the requested business licence. In order to do so, you must give notice in writing to the City Clerk, within ten (10) business days of receipt of this notice, setting out the grounds upon which you disagree with the decision and your desired outcome. Notice may be sent to the City Clerk at cityclerk@kelowna.ca or by mailing or dropping off a notice at Office of the City Clerk, 1435 Water Street, Kelowna, BC, V1Y 1J4. Upon receipt of a notice requesting Council reconsideration, the City Clerk will place the item on agenda for the next conveniently available Council meeting date and will inform you of the day and time.

Zoning Bylaw No. 8000

Section 13 – Urban Residential Zones

13.10 *RM4 – Transitional Low Density Housing*

RM4r – Transitional Low Density Housing (Residential Rental Tenure Only)

13.10.1 Purpose

The purpose is to provide a **zone** primarily for low rise low **density apartment housing** with **urban services** as a transition between low and medium **density development**.

13.10.2 Principal Uses

The **principal uses** in this **zone** are:

- (a) **boarding or lodging houses**
- (b) **community garden**
- (c) **congregate housing**
- (d) **group home, major**
- (e) **mico suite housing**
- (f) **multiple dwelling housing**
- (g) **religious assemblies** (where in existence prior to July 1st, 1998)
- (h) **supportive housing**

13.10.3 Secondary Uses

The **secondary uses** in this **zone** are:

- (a) **agriculture, urban**
- (b) **child care centre, major**
- (c) **community recreation services**
- (d) **home based businesses, minor**
- (e) **multi-residential shared gardens**
- (f) **short term rental accommodation** subject to Section 9.17 of this bylaw

13.10.4 Buildings and Structures Permitted

- (a) **apartment housing**
- (b) **row housing**
- (c) **stacked row housing**
- (d) **permitted accessory buildings and structures**

13.10.5 Subdivision Regulations

- (a) The minimum **lot width** is 30.0 m.
- (b) The minimum **lot depth** is 30.0 m.
- (c) The minimum **lot area** is 900 m².

13.10.6 Development Regulations

- (a) The maximum floor area ratio is 0.65. Where parking spaces are provided totally beneath habitable space of a principal building, beneath useable common amenity areas or in a garage or carport providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.20. The floor area ratio may be increased by a further 0.3 for a development constructed in an Urban Centre (as defined by Kelowna's Official Community Plan).
- (b) The maximum **site coverage** is 50%, provided that the maximum **site coverage** of **buildings**, driveways, and parking areas is 60%.
- (c) The maximum **height** is the lesser of 13.0 m or 3 **storeys**, except it is 4.5 m for accessory **buildings** and **structures**.
- (d) The minimum **site front yard** is 6.0 m, except it is 4.5 m for any portion 2 **storeys** or less.
- (e) The minimum **site side yard** is 2.3 m for a **building** not over two **storeys** or an accessory **building** or **structure** and 4.5 m for any part of a **building** over 2 **storeys**, except it is 4.5 m from a **flanking street**.
- (g) The minimum **site rear yard** is 7.5 m for a **building** not over two **storeys** or an accessory **building** or **structure** and 9.0 m for any part of a **building** over 2 **storeys**, except it is 1.5 m for accessory **buildings**.
- (h) No principal **building** shall be closer than 3.0 m to another principal **building**.
- (i) For **multiple dwelling housing, congregate housing, group home, major or supportive housing, major** developments up to 1.0m of required **rear yard landscaping** buffer may be transferred to a **multi-residential shared garden** on the same parcel.
- (j) For **multiple dwelling housing, congregate housing or group home, major** developments 10% of the **private open space** requirement per unit may be transferred to a **multi-residential shared garden** located on the same parcel."

13.10.7 Other Regulations

- (a) A minimum area of 7.5 m² of **private open space** shall be provided per **bachelor dwelling, congregate housing bedroom or group home bedroom**, 15.0 m² of **private open space** shall be provided per 1 **bedroom dwelling**, and 25.0 m² of **private open space** shall be provided per **dwelling** with more than 1 **bedroom**.
- (b) No continuous **building frontage** shall exceed 40.0 m for a 3 **storey building**, nor 65.0 m for a 2 **storey building**. If the **frontage** is interrupted by an open courtyard equivalent in depth and width to the **building height**, the maximum continuous 3

storey building frontage may be 80.0 m provided that no **building** section exceeds 40.0 m.

- (c) Religious assemblies must conform to the requirements of the P2 **zone**.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (e) In the RM4r zones, any **Multiple Dwelling Housing** unit shall be restricted to a **Residential Rental Tenure**.

Zoning Bylaw No. 8000

Section 2 – Interpretation, General Definitions

BOARDING OR LODGING HOUSES means a **building** in which the **owner** or manager may supply accommodation for their family, and **sleeping unit** accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include **hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes**.

SHORT-TERM RENTAL ACCOMMODATION means the **use** of a **dwelling** unit or one or more **sleeping units** within a **dwelling** unit for temporary overnight accommodation for a period of 29 days or less. This **use** does not include **bed and breakfast homes, hotels or motels**.

9.17 Short-Term Rental Accommodation

- 9.17.1 Where short-term rental accommodation is a secondary use, it must be secondary to a dwelling unit as a principal use and must be operated by a resident who resides for more than 240 days of the year at that dwelling unit.
- 9.17.2 Short-term rental accommodation is not permitted in a secondary suite or carriage house.
- 9.17.3 Short-term rental accommodation is not permitted in combination with a bed and breakfast home.
- 9.17.4 No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.
- 9.17.5 No more than two adults may occupy a sleeping unit used for short-term rental accommodation.
- 9.17.6 The maximum number of sleeping units that may be used for short-term rental accommodation in each dwelling unit is specified in Table 9.17.1.

Table 9.17.1 Maximum Sleeping Units for Short-Term Rental Accommodation

Use	Maximum number of sleeping units
Single dwelling housing	3
Two dwelling housing	
Multiple dwelling housing (including apartment housing) as a principal use	

Three dwelling housing	2
Four dwelling housing	
Multiple dwelling housing (including apartment housing) as a secondary use	

- 9.17.7 Parking must be provided in accordance with the parking and loading regulations of Section 8. **Short-term rental accommodation** may not use required visitor **parking spaces**.

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 ground-oriented housing of 2 storeys .
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 .

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.
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.

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.3 - Permitted Land Uses			
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)		
	MF1	MF2	MF3
Accessory Buildings or Structures	S	S	S
Agriculture, Urban	S	S	S
Apartment Housing	-	-	P
Child Care Centre, Major	S	S	S ^{.7}
Child Care Centre, Minor	S	S	S ^{.7}
Cultural and Recreation Services	-	-	S ^{.2}
Duplex Housing	P	P	-
Emergency and Protective Services	-	-	P ^{.8}
Food Primary Establishment	-	-	S ^{.2}
Group Home	P ^{.1}	P ^{.1}	- ^{.8}
Health Services	-	-	S ^{.2}
Home-Based Business, Major	S ^{.5}	S ^{.6}	S ^{.6}
Home-Based Business, Minor	S	S	S
Professional Services	-	-	S ^{.2}
Participant Recreation Services, Indoor	-	-	S
Personal Service Establishments	-	-	S ^{.2}
Retail	-	-	S ^{.2}
Secondary Suite	S ^{.3}	-	- ^{.3}
Semi-Detached Housing	P	P	-
Short-Term Rental Accommodations	S	S	S
Single Detached Housing	P	P	- ^{.3}
Stacked Townhouses	-	P	P ^{.4}
Townhouses	P	P	P ^{.4}

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.3 - Permitted Land Uses			
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)		
	MF1	MF2	MF3
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 . Except, Health Services is permitted as a principal use without any floor area or storey restriction when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation. ³ Secondary suites are only permitted within single detached housing and a maximum of one secondary suite is permitted per lot . Single detached housing are permitted as a principal use and secondary suites are a permitted as secondary use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation. 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 Home-based business, major is only permitted when the lot has two (2) or less principal dwelling units . 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 Child care centre, major and child care centre, minor is permitted as a principal use when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation. ⁸ Emergency and protective services and group homes are permitted as a principal use only when the lot exists within the C-HTH – Core Area – Health District OCP future land use designation.			

Section 13.4 – Subdivision Regulations				
m = metres / m² = square metres				
		Zones		
		MF1	MF2	MF3
Min. Lot Width	Regular Lots	7.5 m	20.0 m ¹	30.0 m
	Corner Lots	9.5 m		
Min. Lot Area	Regular Lots	277.5 m²	900 m² ¹	1,400 m²
	Corner Lots	350 m²		
Min. Lot Depth		30.0 m	30.0 m ¹	30.0 m

Section 13 – Multi-Dwelling Zones

Section 15 - Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Reqs	Reqs	Uses	Sub	Reqs	Uses	Reqs	Density	Uses	Reqs	Ind	Health	Density

FOOTNOTES (Section 13.4):

⁻¹ **Townhouse developments** may be subdivided into smaller **lots** than the regulations listed above provided the site is comprehensively developed under a single development permit and a **party wall** agreement is registered on title.

Section 13.5 – Development Regulations			
m = metres / m ² = square metres			
	Zones		
	MF1	MF2	MF3
Max. Height Max. Density	Section 13.6 – Density and Height Development Regulations		
Max. Site Coverage of all Buildings	55% ⁻¹⁰	55%	65%
Max. Site Coverage of all Buildings, Structures, and Impermeable Surfaces	75% ⁻¹⁰	80%	85%
Min. Front Yard and Flanking Side Yard Setback for all portions of a building that are not Ground-Oriented including Accessory Buildings / Structures	4.0 m ⁻⁵	3.0 m ⁻⁵	4.5 m ⁻⁵
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Residential	4.0 m ⁻⁵	3.0 m ^{-3, -5}	3.0 m ^{-3, -5}
Min. Front Yard and Flanking Side Yard Setback for Ground-Oriented, Commercial	n/a	n/a	2.0 m
Min. Building Stepback from Front Yard and Flanking Side Yard	n/a	n/a	3.0 m ⁻⁶
Min. Side Yard Setback	1.2 m ^{-1, -2}	3.0 m except 1.2 m from a lane ⁻²	3.0 m ⁻⁷
Min. Rear Yard Setback	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

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.5 – Development Regulations				
m = metres / m ² = square metres				
		Zones		
		MF1	MF2	MF3
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 .7
Min. Separation between Detached Principal Buildings		2.0 m	3.0 m	n/a
Min. Common and Private Amenity Space	For Developments with 1 to 10 Dwelling Units	n/a	n/a	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
	For Developments with 11 to 20 Dwelling Units		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	
Max. Building Frontage		A continuous building frontage shall not exceed 100 m in length.		
FOOTNOTES (Section 13.5):				
.1 For lots 17.0 m or wider, the minimum side yard setback is increased to 2.1 m.				
.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 for ground-oriented residential units can be reduced to 2.0 metres if both 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				

Section 13 – Multi-Dwelling Zones

Section 15 - Mixed Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Section 13.5 – Development Regulations

m = metres / m² = square metres

	Zones		
	MF1	MF2	MF3
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 m ² . See example diagram Figure 5.13 .			
⁴ For portions of a parkade with lane access which do not project more than 2.3 m above finished grade , the rear yard setback for the parkade is 1.5 m.			
⁵ The setback for a garage, a carport , or a parkade door that has direct access to the street shall have a 6 m setback measured from back-of-curb or edge of road pavement, or edge of sidewalk or 4.5 m from lot line (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 m 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 m ² 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.			
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.			

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
Min. Density for Lots fronting onto a Transit Supportive Corridor	n/a	For lots with a lane = 4.75 units per 1,000 m ² and a Min. 1,050 m ² lot area ^{.5} For lots without a lane = 3.1 units per 1,000 m ² and a Min. 1,600 m ² lot area ^{.5}	
Max. Base Density	0.8 FAR for double fronting lots and lots with a lane or 0.6 FAR for lots without a lane	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}

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

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
Max. Bonus Density for Public Amenity & Streetscape Bonus		n/a	An additional 0.15 FAR ^{.3}	An additional 0.25 FAR ^{.3}
Max. Bonus Density for Rental or Affordable Housing Bonus		n/a	An additional 0.3 FAR ^{.3}	An additional 0.3 FAR ^{.3}
Max. Base Height		8.0 m & 2 storeys	11.0 m & 3 storeys	18.0 m & 4 storeys or 22.0 m / 6 storeys ^{.1}
Max. Base Height for Buildings with Walkout Basements	Front or Flanking Building Elevation	n/a	10.0 m & 3 storeys	n/a
	Rear Building Elevation	n/a	12.6 m & 3 storeys	n/a
Max. Bonus Height		n/a	n/a	22.0 m & 6 storeys ^{.3} Or 44.0 m & 12 storeys ^{.4}
FOOTNOTES (Section 13.6):				
^{.1} If a parkade entrance / exit has a lower finished grade than the surrounding area then this portion of the parkade can be excluded from height calculations. The base height is 18.0 m & 4 storeys except the maximum height may be increased to 22.0 m / 6 storeys if: <ul style="list-style-type: none"> The subject property is fronting onto a Transit Supportive Corridor; or The subject property does not abut a RU1, RU2, RU3, RU4, or RU5 zoned lot. 				
^{.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: <ul style="list-style-type: none"> (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 cannot be zoned A1, A2, RR1, RR2, RU1, RU2, RU3, RU4, or RU5; and (d) lots are within the Core Area Neighbourhood Future Land Use Designations as outlined in the OCP. (e) The bonus density and bonus height provisions occur if the provisions of Section 6.8 Density Bonus are secured. 				

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

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
3	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 .		

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, EXC EPT 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 .

Section 13 – Multi-Dwelling Zones amended as follows:

Section 13.2 – Sub-Zone Purposes- BL12475, BL12594
 Section 13.3 – Permitted Land Uses – BL12500, BL12475
 Section 13.4 – Subdivision Regulations – BL12475
 Section 13.5 – Development Regulations- BL 12500, BL12475, BL12594
 Section 13.6 – Density and Height Development Regulations – BL12500, BL12475, BL12594
 Section 13.7 – Site Specific Regulations – BL12500

Section 13 – Multi-Dwelling Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Single & Two Dwelling Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Zoning Bylaw 12375, Definitions

DWELLING means accommodation providing interconnected, free flowing space including bedroom(s), washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. One wet bar is permitted within a dwelling. This use does not include a room in a hotel or a motel.

HOUSEHOLD means: (a) a person; or (b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or (c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or (d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities; (e) in addition, a household may also include up to one housekeeper or nanny.

BOARDING OR LODGING HOUSES means a building in which the owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. It does not include hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house.

SLEEPING UNIT means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.