



City of
Kelowna

TA24-0017 Secondary Suites in Townhouses

Text Amendment Application

Purpose

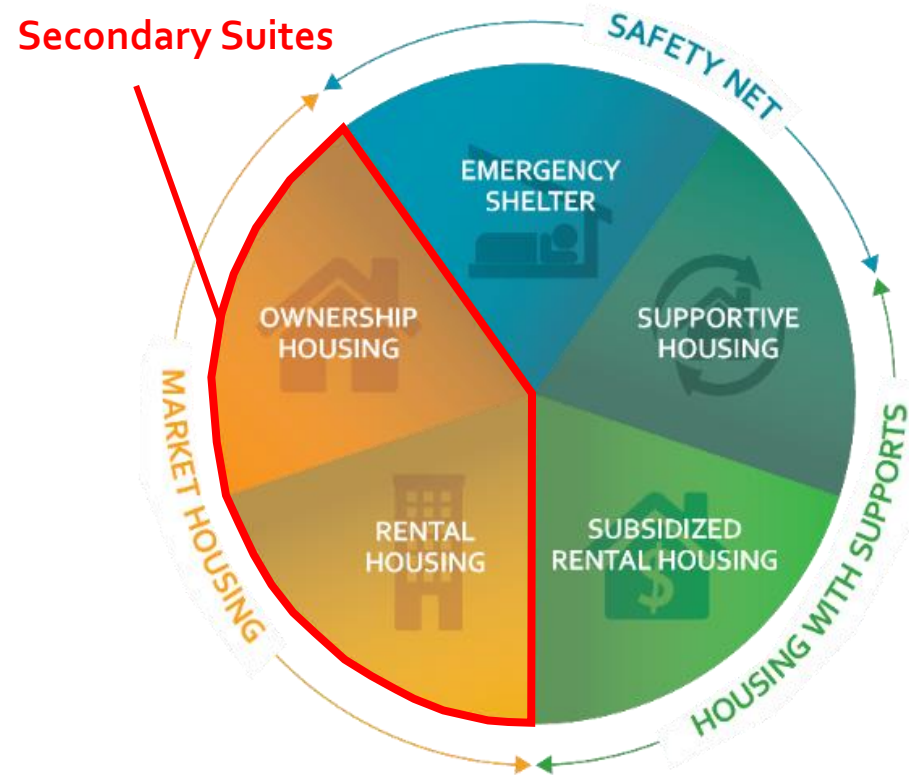
- ▶ To amend the Zoning Bylaw by allowing secondary suites as a permitted use in Townhouses.

Proposed Changes

- ▶ Allow Secondary Suites as a permitted use:
 - ▶ MF2 – Townhouse Housing zone
 - ▶ Urban Centre zones (UC₁ to UC₅)
- ▶ Clarify that Secondary Suites are not permitted in Stacked Townhouses or Apartment Buildings as per BC Building Code
- ▶ Require one parking stall per secondary suite for Townhouses

Policies

- ▶ Housing Action Plan
 - ▶ Action 2.5 – Expand opportunities for secondary suites in townhomes
- ▶ Housing Accelerator Fund Initiative #1 – Infill
 - ▶ Update secondary suite regulations to align with BC Building Code



OCP Objectives & Policies

- ▶ The Big Picture: Pillars to Realize Our Vision
 - ▶ Promote Housing Diversity

- ▶ Objective 5.11.1 – Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete core area
 - ▶ Policy 5.11.1 – Diverse Housing Forms
 - ▶ Policy 5.11.3 – Ground Oriented Housing

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Zoning Bylaw Text Amendment as it is consistent with:
 - ▶ Housing Action Plan
 - ▶ Housing Accelerator Fund
 - ▶ OCP Pillars & Objectives
 - ▶ Diverse Housing Forms
 - ▶ Ground Oriented Housing
 - ▶ More consistent, clear regulations