

CITY OF KELOWNA

BYLAW NO. 12751

TA24-0017 – Secondary Suites in Townhouses

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 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 A** attached to and forming part of this bylaw;
2. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses** be amended by deleting the "Secondary Suites" row in its entirety and replacing it with the following new row:

"

Secondary Suites	S ^{.11}	S ^{.11}	-	S ^{.11}
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";

3. AND THAT **Section 13 – Multi-Dwelling Zones, Section 13.3 – Permitted Land Uses, FOOTNOTES** be amended by adding the following footnote in its appropriate location:

"^{.11} Secondary Suites are only permitted within Single Detached Housing, Semi-Detached Housing and Townhouses.";

AND FURTHER THAT **Section 14 – Core Area & Other Zones, Section 14.9 – Principal and Secondary Land Uses, FOOTNOTES**, ^{.15} be amended by adding "and Townhouses. The maximum net floor area of a Secondary Suite is 90 m²" after "Single Detached Housing".

4. 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 24th day of February, 2025

Approved pursuant to section 52(3)(a) of the Transportation Act this 27th day of February 2025.

Audrie Henry

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule A

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 ^{.12} & Max 1.25 spaces per studio	Min 1.0 space ^{.12} & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces ^{.12} & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces ^{.12} & 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 ^{.12} & Max 1.25 spaces per studio	Min 1.0 space ^{.12} & Max 1.25 spaces per 1 bedroom	Min 1.1 spaces ^{.12} & Max 1.6 spaces per 2 bedroom	Min 1.4 spaces ^{.12} & 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 ^{.12} & Max 1.25 spaces per studio	Min 1.2 spaces ^{.12} & Max 1.6 spaces per 1 bedroom	Min 1.4 spaces ^{.12} & Max 2.0 spaces per 2 bedroom	Min 1.6 spaces ^{.12} & 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 ^{.12} & Max 1.25 spaces per studio ^{.10}	Min 1.25 ^{.12} spaces & Max 1.6 spaces per 1 bedroom ^{.10}	Min 1.5 spaces ^{.12} & Max 2.0 spaces per 2 bedroom ^{.10}	Min 2.0 spaces ^{.12} & Max 2.6 spaces per 3 bedroom ^{.10}	Min 0.14 spaces & Max 0.2 spaces per dwelling unit
Dwelling Units within A1, A2,	Min 2.0 spaces per dwelling unit ^{.12} & Max is n/a				Min 0.0 ^{.13} spaces &

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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	
RR1, & RR2 Zones					Max n/a
Dwelling Units within the CD20 Zone	Min 1.0 space per dwelling unit, except 0.15 spaces per student only residences & Max 1.5 spaces per dwelling unit				Min 0.14 spaces ^{.11} & Max 0.2 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, or 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.

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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	

^{.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.
^{.13} Within a residential strata with five or more dwelling units the visitor parking requirement is 0.14 spaces per dwelling unit.