

CITY OF KELOWNA
BYLAW NO. 11277
TA16-0009 - CD27 - Valley Lands Comprehensive
Development Zone

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding to Schedule B - Comprehensive Development Zones a new **CD27 - Valley Lands Comprehensive Development zone** as attached to and forming part of this bylaw;
2. 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 12th day of September, 2016.

Considered at a Public Hearing on the 4th day of October, 2016.

Read a second and third time by the Municipal Council this 4th day of October, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CD27 – Valley Land Subdivision

1.1 Purpose

The purpose is to provide a **zone** for the orderly multiple unit residential development of the properties at the intersection of Valley Road and Summit Drive.

1.2 Principal Uses

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

- a) **boarding and lodging houses**
- b) **community garden**
- c) **congregate housing**
- d) **group home, major**
- e) **multiple dwelling housing**
- f) **supportive housing**

1.3 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**

1.4 Buildings and Structures Permitted

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

1.5 Subdivision Regulations

- a) The minimum **lot width** is 15.0 m.
- b) The minimum **lot depth** is 35.0 m.
- c) The minimum **lot area** is 1400 m².

1.6 Development Regulations

- (a) The maximum **floor area ratio** is 1.2

Where the required **parking spaces** (excluding visitor stalls) are provided totally beneath habitable space of a principal **building** or beneath **useable** common amenity areas providing that in all cases, the **parking spaces** are screened from view, the **floor**

area ratio may be increased by the percentage of required parking provided under the building to a maximum net floor area for the zone of 1.35.

- (b) The maximum **site coverage** is 40%.

This may be increased to 50% if the developer can achieve additional **private open space** (a minimum of 20% on top of the bylaw requirement) within the footprint of the building.

The maximum **site coverage** of **buildings**, driveways, and parking areas is 65%.

- (c) The maximum **height** is as permitted in the RM5 – Medium Density Multiple Housing zone.
- (d) The minimum **site front yard** is 6.0 m.
- (e) The minimum **site side yard** is 4.5m for a portion of a **building** not over 2½ **storeys**, and 7.0m for portions of a **building** in excess of 2½ **storeys**.
- (f) The minimum **site rear yard** is 9.0 m.

1.8 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) 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.