

CITY OF KELOWNA

BYLAW NO. 11310

Official Community Plan Amendment No. OCP16-0015 – Sensitive Infill Housing (Low Density)

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 "Kelowna 2030 – Official Community Plan Bylaw No. 10500", **Chapter 4 – Future Land Use** be amended by adding a new Future Land Use classification after the Single / Two Unit Residential – Hillside (S2SESH) classification titled "**Sensitive Infill Housing (Low Density)**" that reads as follows:

"Sensitive Infill Housing (Low Density)

A variety of housing types and tenures (fee simple, strata, rental), including, but not limited to, single detached homes, semi-detached homes, duplexes, triplexes, four-plexes, and combinations thereof, along with those complementary uses, that are integral components of complete, walkable neighbourhoods. The design of sensitive infill housing should respect the character of the neighbourhood, having limited massing, a positive relationship to the street, and high-quality green space. Densities and standards for housing within this designation should be consistent with the RU7 zone. Sensitive infill housing should only be permitted within the Core Area Map 5.1 where there is direct lane access."

2. AND THAT "Kelowna 2030 – Official Community Plan Bylaw No. 10500", Chapter 14: Urban Design DP Guidelines be amended by:

a) adding after the text that reads:

"E. Intensive Residential – Hillside Design Guidelines

- Category
- Properties Affected
- Justification
- Objectives
- Exemptions
- Guidelines"

the following:

"F. Infill Neighbourhood Design Guidelines

- Category
- Properties Affected
- Justification
- Objectives
- Exemptions

- Guidelines”
 - b) Adding to the end of the chapter a new “F. Infill Neighbourhood Design Guidelines” as attached to and forming part of this bylaw as Attchement A;
3. AND THAT a portion of **Map 5.8 - Urban Design DP Area Designation** be amended as per Map A attached to and forming part of this bylaw.
 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 time by the Municipal Council this 14th day of November, 2016.

Considered at a Public Hearing on the 13th day of December, 2016.

Read a second and third time by the Municipal Council this 13th day of December, 2016.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Attchement A:

F. INFILL NEIGHBOURHOOD DESIGN GUIDELINES

CATEGORY

Section 919.1(1)(e) of the Local Government Act allows for the establishment of objectives for the form and character of intensive residential development.

PROPERTIES AFFECTED

Unless exempted (see Exemptions Section below) a development permit addressing design guidelines (see Guidelines Section below) must be approved for all properties that are located within the Infill Neighbourhood areas as shown on Map 5.8, before:

- Construction of, addition to, or alteration of two or more dwelling units, exclusive of secondary suites, or of a second, third or fourth dwelling unit on a property.
- Subdivision of land.

JUSTIFICATION

Infill Neighbourhoods are experiencing intensive residential development pressures due to their centrality and flexible zoning up to four units per lot. To ensure an orderly and context sensitive development of these areas, properties are subject to Design Guidelines to ensure that the form and character, siting, exterior design and finish of buildings, and landscaping of new and infill housing creates a lasting, quality addition to the area that contributes to the established neighbourhood character.

OBJECTIVES

- Preserve and enhance the scale and character of neighbourhoods experiencing intensive infill pressure;
- Ensure compatibility of new infill development with existing dwellings on surrounding properties;
- Promote a high standard of infill design, construction and landscaping;
- Preserve established trees and green space on properties.

EXEMPTIONS

A Development Permit will not be required if the development consists of the following:

- Interior renovations; or
- An alteration to a building that does not require the issuance of a building permit; or
- Replacement or alteration to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location; or
- A technical subdivision for lot consolidation or road widening; or
- Construction of a pre-approved Infill Design as endorsed by Council through the Infill Challenge process.

The following guidelines may be applied when setting Development Permit conditions:

1.0 Neighbourhood Context

- 1.1 Design projects should reflect the established character of the neighbourhood through similar:

massing
scale
foundation height
rooflines
building materials

proportion
landscaping
wall to window/door ratio
architectural themes/detailing

- 1.2 Design buildings to limit the real or perceived height difference between adjacent properties;
- 1.3 Locate developments to minimize the amount of shadow cast onto the private open space of adjacent properties;
- 1.4 Respect the privacy of adjacent properties through appropriate placement of windows, location of decks, and any other feature that may infringe upon the privacy of a neighbouring residence;
- 1.5 Locate parking and garages within the rear yard with direct access from the lane.
- 1.6 Enhance interior daylighting without creating overlook into adjacent properties, with elements such as skylights, clerestory windows or obscured glazing.
- 1.7 Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

2.0 Building Massing

- 2.1 Articulate front facades to create depth and architectural interest through variations in height, detailing and massing.
- 2.2 Where two detached buildings are proposed fronting a street, each unit must be differentiated with architectural features to avoid mirroring other units on the site.

3.0 Site Layout

- 3.1 Site buildings on the lot to maximize usable and private outdoor space;
- 3.2 Where more than two units are proposed on a site, at least two units must have entry doors facing the street.
- 3.3 Site layouts must include provisions for solid waste pick-up and bin storage.

4.0 Building Design

- 4.1 Site buildings on the lot to maximize usable and private outdoor space;
- 4.2 Finish buildings with exterior building materials that are natural, indigenous, durable and appropriate to the character of the development.
- 4.3 Recommended building materials include brick, stone, wood and heavy timber, clear glass, metal, composite cement board, and finished in-situ concrete and modular concrete.

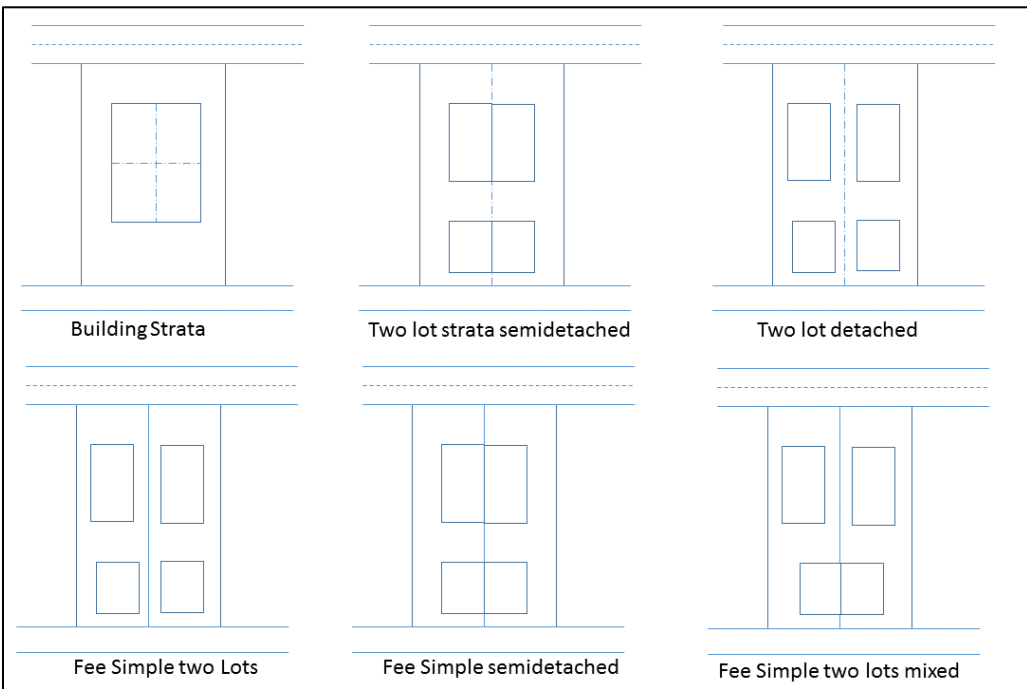
- 4.4 Duplex or semi-detached units should be designed such that individual units are not symmetrical.
- 4.5 Create a lanescape whereby the lane takes the feel of a street where the dwelling is located.
 - Entrances located on the lane,
 - Upper level massing, primary outlook, front façade treatment directed towards the lane.

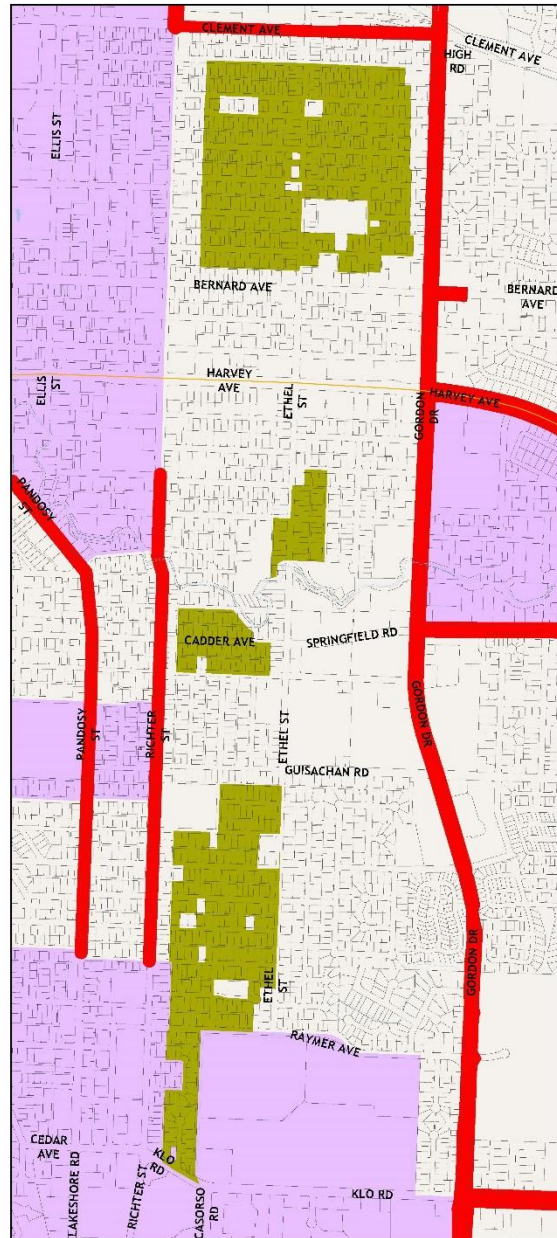
5.0 Landscaping and Tree Preservation

- 5.1 All front yards should be landscaped with a variety of trees, shrubs, flower beds or other landscape materials that are drought tolerant;
- 5.2 Fences, hedges and landscaping should be used to help screen views of private open spaces on adjacent residential properties;
- 5.3 Retain existing, healthy, mature trees and vegetation both on site and adjacent to the street
- 5.4 Minimize the width and area of driveways and impervious surfaces;
- 5.5 Utilize pervious paving materials for driveways and parking areas, such as grasscrete or narrow wheel lanes with planting in the middle.
- 5.6 Where an established tree is removed from a site, trees must be replanted at a ratio of three trees per one removed.
- 5.7 Site landscaping must include at least one substantial shade tree fronting the street.
- 5.8 Tall hedges or fences which block public interface with yards are not permitted within landscaping plans.

6.0 Subdivision Guidelines

- 6.1 Subdivisions Development Permits must be considered in conjunction with the architecture and design of future buildings on the site.
- 6.2 Permissible subdivision configurations include, but are not limited to, those shown in Diagram 14.1.





MAP "A" OCP Map 5.8 AMENDMENT OCP16-0015

Slope

Hillside 20% +

Infill Challenge Area

General Commercial & Industrial DP Area

General Multiple Unit DP Areas

Revitalization

Revitalization DP Area

Character Neighbourhood DP Area

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 100 200 400 Metres

Rev. November 01, 2016

