

CITY OF KELOWNA

BYLAW NO. 11491

Text Amendment No. TA17-0005–Amendment to the City of Kelowna Zoning Bylaw No. 8000 – RU7 – Infill Housing Zone

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 13.17 RU7 – Infill Housing, 13.17.4 Buildings and Structures Permitted** be amended by deleting the following:

- “(a) **one single detached house** which may contain a **secondary suite**
- (b) **duplex housing**
- (c) **semi-detached housing**
- (d) **two single detached houses** which may contain **secondary suites**
- (e) **three-plex housing**
- (f) **four-plex housing**
- (g) permitted **accessory buildings or structures**

NOTE: A maximum of four dwelling units are permitted, as allowed by Section 1.7 Density Regulations.”

And replacing it with:

- “(a) **single detached house** which may contain a **secondary suite** if the secondary suite was legally in existence prior to *(date subject Bylaw is adopted)*.
- (b) **duplex housing**
- (c) **semi-detached housing**
- (d) **three-plex housing**
- (e) **four-plex housing**
- (f) permitted **accessory buildings or structures**

NOTE: A maximum of four dwelling units is permitted, as allowed by Section 13.17.7 Density Regulations.”

2. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.5 Subdivision Regulations** sub-paragraph (b) be amended by deleting the following:

“The minimum lot depth is 37.0 m.”

And replacing it with:

“The minimum **lot depth** is 30.0 m.”

3. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.6 Development Regulations** be amended by:

- a) Deleting the following from sub-paragraph (a):

“The maximum site coverage is 45% and together with accessory buildings, driveways and parking areas, shall not exceed 55%.”

And replacing it with:

“The maximum site coverage is 55%.”

- b) Deleting the following from sub-paragraph (b):

“The maximum floor area ratio is 0.8.:

And replacing it with;

“The maximum **floor area ratio** is 0.8. For the purpose of calculating **floor area ratio** in the RU7 **zone**, detached garage floor area and **accessory building and structure** floor area shall be excluded from the **net floor area**.”

4. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.7 Density Regulations** be amended by deleting the following:

“(a) Residential density shall be based on the width of the lot.

(b) For lots narrower than 13.5 m in width, up to two dwellings are permitted.

(c) For lots between 13.5 m and 15.0 m in width, up to three dwellings are permitted.

(d) For lots greater than 15.0 m wide, four dwellings are permitted.”

And replacing it with:

“Residential density shall be based on the width of the lot.

(a) For lots narrower than 13.5 m in width, up to two dwellings are permitted.

(b) For lots from 13.5 m to 15.0 m wide, up to three dwellings are permitted.

(c) For lots greater than 15.0 m wide, up to four dwellings are permitted.”

5. AND THAT **Section 13.17 RU7 – Infill Housing, 13.17.8 Other Regulations** be amended by:

- a) Deleting from sub-paragraph (a) the following:

“Minor group homes are only permitted in single detached housing.”

And replacing it with:

“Minor group homes are only permitted in **single dwelling housing**.”

- b) Deleting from sub-paragraph (b) the following:

“Vehicular access is only permitted from the lane, except for where a property has two street frontages, where access may be taken from the street frontage which is not the front yard.”

And replacing it with the following:

"Where a **site** has access to a **lane**, vehicular access is only permitted from the **lane**. Otherwise, vehicular access may be taken from the **front yard**, or where a property has two **street frontages**, access shall be taken from the **street frontage** which is not the **front yard**."

6. 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 18th day of September, 2017.

Considered at a Public Hearing on the 3rd day of October, 2017.

Read a second and third time by the Municipal Council this 3rd day of October, 2017.

Approved under the Transportation Act this 17th day of November, 2017.

Blaine Garrison
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk