

CITY OF KELOWNA

BYLAW NO. 11141

TA15-0022 - Housekeeping Text Amendments to Zoning Bylaw No. 8000

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 changing **Section 13 - Urban Residential Zones** be amended by:

- a) Deleting from Section 13.1.6 **Development Regulations** (b) that reads:

- (b) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m. For the RU1h zone the maximum **height** is 2 ½ storeys and the maximum **height** of any vertical wall element facing a front, **flanking street** or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m."

And replacing it with:

- "(b) the maximum height for principal **buildings** shall be:

- i. 9.5 m or 2 ½ **storeys** whichever is the lesser; or
 - ii. 2 ½ storeys in the RU1h zone and where any vertical wall element facing a front, **flanking street** or **rear yard** (including **walkout basements**) is the lesser of 6.5 m or 2 **storeys**, above which the **building** shall be stepped back at least 1.2 m; and
 - iii. 4.5m for **accessory buildings or structures**."

- b) Deleting from Section 13.1.7 **Other Regulations** (d) that reads:

- "(d) Where the **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**, except for developments in **hillside areas** where the topography would require the slope of such access to exceed 15%."

And replacing it with:

- "(d) Where a **development** has access to a **lane**, vehicular access to the **development** is only permitted from the **lane**, except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%."

- c) Deleting from Section 13.2.6 **Development Regulations** (b) in their entirety that reads:

- "(b) The maximum height for principal buildings is the lesser of 9.5m or 2 ½ storeys. The maximum height for accessory buildings / structures is 4.5m. The maximum height for carriage houses is 4.8m. For the RU2h and RU2hc

zones the maximum **height** of any vertical wall element facing a front, **flanking street** or rear yard (including walkout basements) is the lesser of 6.5m or 2 **storeys**, above which the **building** must be stepped back at least 1.2m.”

And replacing it with:

“(b) the maximum height for principal **buildings** shall be:

- 9.5 m or 2 ½ **storeys** whichever is lesser; or
- 2 ½ **storeys** in the RU2h zone and any vertical wall element facing a front, **flanking street** or **rear yard** (including **walkout basements**) is the lesser of 6.5 m or 2 **storeys**, above which the **building** shall be stepped back at least
- 1.2 m; and
- 4.5 m for **accessory buildings or structures**.”

d) Deleting from Section 13.2.7 **Other Regulations** (b) that reads:

“(b) Where the **development** has access to a rear lane, vehicular access to the **development** is only permitted from the rear **lane**, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.

And replacing it with:

“(b) Where a **development** has access to a **lane**, vehicular access to the **development** is only permitted from the **lane**, except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%.

e) Deleting from Section 13.5.6 **Development Regulations** (b) that reads:

“(b) Bareland **strata lot coverage** by principal and accessory **buildings** shall not exceed 50%.”

And replace it with:

“(b) **bareland strata lot site coverage** by principal and **accessory buildings or structures** shall not exceed 50%.”

f) Deleting from Section 13.6.7 **Other Regulations** (f) that reads:

“(f) Where the **development** has access to a rear lane, vehicular access to the **development** is only permitted from the rear **lane**, except for developments in hillside areas where the topography would require the slope of such access to exceed 15%.”

And replacing it with:

“(f) where the **development** has access to a **lane**, vehicular access to the development is only permitted from the **lane**, except for **developments** in **hillside areas** where the topography would require the slope of such access to exceed 15%.”;

g) Adding to Section 13.7.3 **Secondary Uses** new sub-paragraphs for “**carriage house**” and “**secondary suite**” in their appropriate locations and re-numbering subsequent paragraphs;

- h) Adding to Section 13.7.4 **Buildings and Structures Permitted** be amended by:
- i) Adding "**carriage house**" in its appropriate location, and re-numbering subsequent paragraphs;
 - ii) Deleting the reference "**single detached housing**" and replacing it with "**single detached house** (which may contain a secondary suite)";
- i) Adding to Section 13.8.2 **Principal Uses** new sub-paragraphs for "**three dwelling housing**" and "**four dwelling housing**" in their appropriate locations and re-numbering subsequent paragraphs;
- j) Deleting from Section 13.8.4 **Buildings and Structures Permitted** sub-paragraph "(d) **single detached housing**";
- k) Deleting the reference "**RH1s - Hillside Large Lot Residential with Secondary Suite**" from the title in the 13.14 **RH1 - Hillside Large Lot Residential/ RH1s - Hillside Large Lot Residential with Secondary Suite**;
- l) Deleting the words "(RH1s only)" from 13.14.1 **Secondary Suites**, sub-paragraph (f) **secondary suite** (RH1s only);
- m) Deleting from 13.14.5 **Buildings and Structures Permitted**, sub-paragraph (a) that reads:
- "(a) one **single detached house** (which may contain a **secondary suite** in the RH1s zone)"

And replacing it with;

"(a) one **single detached house** (which may contain a **secondary suite**)"

2. AND THAT Section 14 - **Commercial Zones** be amended by:

- a) Adding "**Residential security/operator unit**" in its appropriate location, to Section 14.1.3 **Secondary Suites** and re-numbering subsequent paragraphs;
- b) Deleting from Section 14.1.5 **Development Regulations** subparagraph (a) that reads:
- "(a) The maximum **lot coverage** is 35%."
- And replacing it with:
- "(a) the maximum **site coverage** is 35%."
- c) Adding "**Residential security/operator unit**" in its appropriate location, to Section 14.2.3 **Secondary Suites** and re-numbering subsequent paragraphs;
- d) Adding "**Temporary parking lot**" in its appropriate location, to Section 14.3.2 **Principal Uses** and re-numbering subsequent paragraphs;
- e) Adding "**Residential security/operator unit**" in its appropriate location, to Section 14.3.3 **Secondary Suites** and re-numbering subsequent paragraphs;
- f) Adding "**Temporary parking lot**" in its appropriate location, to Section 14.4.2 **Principal Uses** and re-numbering subsequent paragraphs;

- g) Adding "**Residential security/operator unit**" in its appropriate location, to Section 14.5.3 **Secondary Suites** and re-numbering subsequent paragraphs;
 - h) Adding "**Temporary parking lot**" in its appropriate location, to Section 14.6.2 **Principal Uses** and re-numbering subsequent paragraphs;
 - i) Adding "**Residential security/operator unit**" in its appropriate location, to Section 14.6.3 **Secondary Suites** and re-numbering subsequent paragraphs;
 - j) Adding "**Temporary parking lot**" in its appropriate location, to Section 14.7.2 **Principal Uses** and re-numbering subsequent paragraphs;
 - k) Adding "**Temporary parking lot**" in its appropriate location, to Section 14.10.2 **Principal Uses** and re-numbering subsequent paragraphs;
3. AND THAT **Section 15 - Industrial Zones** be amended by adding "**Temporary parking lot**" in its appropriate location, to Section 15.4.2 **Principal Uses** and re-numbering subsequent paragraphs;
 4. AND THAT **Section 16 - Public & Institutional Zones** be amended by replacing "&" with "and" in the title;
 5. AND THAT **Schedule 'B' - Comprehensive Development Zones** be amended by:
 - a) Deleting in **CD4 - Comprehensive Small Lot Residential, 1.5 Development Regulations** (b) that reads:

"(b) The maximum lot coverage by principal buildings and accessory buildings is 55% for each bareland strata lot."
 - And replacing it with:

"(b) The maximum combined **site coverage** for principal buildings and all accessory buildings or structures is 55% for each bareland strata lot."
 - b) Adding in **CD 15 - Airport Business Park, Section 1.2 Principal Uses** in its appropriate location a new subparagraph "**Temporary parking lot**" and renumbering subsequent paragraphs;
 - c) Adding in **CD 17 - Mixed Use Commercial - High Density, Section 1.1 Principal Uses** in its appropriate location a new subparagraph "**Temporary parking lot**" and renumbering subsequent paragraphs;
 - d) Adding in **CD 18 - McKinley Beach Comprehensive Resort Development, Section 1.2 Principal and Secondary Uses, 1.2a AREA I Village Centre** in its appropriate location a new subparagraph "**Temporary parking lot**" and renumbering subsequent paragraphs;
 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 14th day of September, 2015.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk