

CITY OF KELOWNA

BYLAW NO. 8609

Text Amendment No. 00-004 – Add CD14 – Comprehensive High Tech Business Campus 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 that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 - General Administration** be amended by:

- (i) Adding a new line entitled CD14, in the appropriate location, under the heading Comprehensive Development Zones of **Subsection 1.3 Zoning Map** as follows:

"CD14 Comprehensive High Tech Business Campus"

2. AND THAT **Section 2 - Interpretation** be amended by:

- (i) Adding the following definitions to **Subsection 2.3 Definitions** in the appropriate location:

"ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

HIGH TECH PRODUCT DESIGN means the design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries

HIGH TECH RESEARCH means research, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries

HIGH TECHNOLOGY RESEARCH AND PRODUCT DESIGN means the research and/or design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries.

INSURANCE SERVICES means the provision of general insurance and associated services to the public in an office setting.

LEGAL SERVICES means the provision of legal and paralegal services to the public in an office setting."

3. AND THAT Schedule "B" be amended by:

(i) Adding the following new section in the appropriate location:

"CD14 - Comprehensive High Tech Business Campus

1.1 Purpose

The purpose is to provide a **zone** for **high tech research** and **high tech product design** and other complementary **uses**, where these **uses** are comprehensively planned within a business campus.

1.2 Principal Uses

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

(a) **High Technology Research and Product Design**

1.3 Secondary uses

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

- (a) **accounting services**
- (b) **amusement arcades, major**
- (c) **amusement arcades, minor**
- (d) **apartment housing**
- (e) **apartment hotels**
- (f) **broadcasting studios**
- (g) **business support services**
- (h) **care centre, intermediate**
- (i) **care centre, major**
- (j) **commercial school**
- (k) **custom indoor manufacturing**
- (l) **eating and drinking establishments, minor**
- (m) **financial services**
- (n) **government services**
- (o) **health services**
- (p) **home based business, minor**
- (q) **offices**
- (r) **participant recreation services, indoor**
- (s) **personal service establishments**
- (t) **private clubs**
- (u) **religious assemblies**
- (v) **retail stores, convenience**
- (w) **utility services, minor impact**
- (x) **wine/beer stores**

1.4 Subdivision Regulations

(a) The minimum **lot area** is 18,800 m², as shown in CD14 Map A.

1.5 Development Regulations

- (a) The maximum **site coverage** 50%.
- (b) The maximum **floor area ratio** is 1.0.
- (c) The maximum **height** is the lesser of 22.0m or 6 storeys as shown in CD14 Map B.
- (d) The minimum **front yard** is 4.5 m notwithstanding section 6.10.
- (e) The minimum **side yard** is 0.0 m.
- (f) The minimum **rear yard** is 0.0 m .

1.6 Other Regulations

- (a) Within the CD14 zone, the lands shall be developed in general accordance with the plans of the Comprehensive Development Project as approved and incorporated as CD14 Maps A and B.
- (b) **Principal Use** shall comprise not less than 50% of **uses** permitted on site.
- (c) **Financial, accounting, insurance and legal services** shall be limited to a maximum total **gross floor area** of 35% total **gross floor area** of the development. Main bank branches are not permitted.
- (d) **Health services** shall be limited to a maximum total **gross floor area** of 500 m².
- (e) **Apartment Housing** is allowed only above the **first storey** and requires access to grade separate from the **commercial uses**.
- (f) **Apartment Housing** and **apartment hotels** shall provide a minimum area of 6m² of **private open space** per **bachelor dwelling**, 10m² of **private open space** per **one bedroom dwelling**, and 15m² of **private open space** per **dwelling** with more than **one bedroom**.
- (g) A minimum of 25% of the gross site area must be allocated for usable **open space**. This does not include area within the required **side, front or rear yards**.
- (h) For the purposes of signage, the CD14 zone shall be considered under the terms of the C3 zone, with the exception that no **portable signs** are permitted.
- (i) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6, the **landscaping** and **fencing** provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
- (j) For the purposes of landscaping requirements, the CD14 zone shall be considered under the terms of the C3 zone."

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 17th day of October, 2000.

Considered at a Public Hearing on the 31st day of October, 2000.

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Approved under The Highways Act this

(Approving Officer - Ministry of Transportation & Highways)

Read a second and third time by the Municipal Council this 31st day of October, 2000.

Adopted by the Municipal Council this

Mayor

City Clerk