

CITY OF KELOWNA
BYLAW NO. 8337

**Text Amendment No. 98-008 - Addition of the CD11 -
Comprehensive Seniors Housing and Care 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 as follows:

- (a) That **Section 1 - General Administration** be amended by adding the following to sub-section 1.3 Zoning Map under the heading **Section 17 - Comprehensive Development Zones** in the appropriate location:

"CD11 - Comprehensive Seniors Housing and Care"

- (b) AND THAT the following new section be inserted in Schedule "B" - Comprehensive Development zones in the appropriate location:

"CD11 - Comprehensive Seniors Housing and Care

1.1 Purpose

The purpose of this zone is to provide for the development of **congregate housing** facilities and **group home** facilities in conjunction with limited commercial space to provide for a comprehensive housing and care facility for seniors.

1.2 Principal Uses

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

- (a) **congregate housing**
- (b) **group home, major**

1.3 Secondary Uses

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

- (a) home based business, **minor**
- (b) **participant recreation services, indoor**
- (c) **personal service establishments**
- (d) **retail stores, convenience**

1.4 Subdivision Regulations

- (a) The minimum **site** width is 30.0 m.
- (b) The minimum **site** depth is 35.0 m

- (c) The minimum **site** area is 1400 m².

1.5 Development Regulations

- (a) The maximum **floor area ratio** is 0.9.
- (b) The maximum **site coverage** is 50% provided that the maximum site coverage of **buildings, structures, driveways, and parking areas** is 60%.
- (c) The maximum **height** is the lesser of 22.0 m or 6 **storeys** except that it shall be 4.5 m or 1 storey for **accessory buildings and structures**.
- (d) The minimum **site** front yard is 12 m for the parking level and first floor and is 22 m for all floors above the first floor.
- (e) The minimum west **side yard** is 9 m for the commercial use, 7.5 m for the first, second, and third floors and 39 m for the fourth and fifth floors.
- (f) The minimum east **side yard** is 18 m for canopies, 28 m for the first three floors and 50 m for the fourth and fifth floors.
- (g) The minimum **rear yard** adjacent to Wilson Creek is 15 m, subject to Ministry of Environment requirements.

1.6 Other Regulations

- (a) A minimum of 15 m² of **private open space** shall be provided per **congregate housing** unit and per dwelling unit or room with the **group home**.
- (b) Within the CD11 zone, land uses shall be permitted in accordance with the plans of the Comprehensive Development Project, as approved and incorporated as CD11, Map 1.
- (c) Where not specifically referenced in other provisions or regulations of the Zoning Bylaw or any other City of Kelowna Bylaw, the CD11 zone shall be regulated the same as if it were zoned RM6.
- (d) 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.

(e) The minimum required landscaped buffer level is Level 3 for all required yards. Urban Plazas are permitted within the CD11 zone.

(f) Signs shall be regulated as if the site is in an RM6 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

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under The Highways Act this

(Approving Officer - Ministry of Transportation & Highways)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk